



**East Suffolk House, Riduna Park, Station
Road, Melton, Woodbridge, IP12 1RT**

Planning Committee North

Members:

Councillor Paul Ashdown (Chairman)
Councillor Jenny Ceresa (Vice-Chairman)
Councillor Jocelyn Bond
Councillor Norman Brooks
Councillor Linda Coulam
Councillor Graham Elliott
Councillor Andree Gee
Councillor Malcolm Pitchers
Councillor Craig Rivett

Members are invited to a **Meeting** of the **Planning Committee North**
to be held on **Tuesday, 19 May 2020 at 2.00pm**

This meeting will be conducted remotely, pursuant to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The meeting will be facilitated using the Zoom video conferencing system and broadcast via the East Suffolk Council YouTube channel
at <https://youtu.be/xSdEsVTD1Js>.

An Agenda is set out below.

Part One – Open to the Public

1	Apologies for Absence and Substitutions	
2	Declarations of Interest Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.	
3	Declarations of Lobbying and Responses to Lobbying To receive any Declarations of Lobbying in respect of any item on the agenda and also declarations of any response to that lobbying.	
4	Minutes To confirm as a correct record the Minutes of the meeting held on 10 March 2020.	1 - 34
5	Enforcement Action - Case Update ES/0371 Report of the Head of Planning and Coastal Management	35 - 52
6	DC/19/4368/FUL - Rugby Club House, Old Lane, Corton, Lowestoft ES/0372 Report of the Head of Planning and Coastal Management	53 - 64
7	DC/18/4429/ARM - Part Land surrounding Waveney Valley Pool, St Johns Road, Bungay ES/0373 Report of the Head of Planning and Coastal Management	65 - 98
8	DC/18/5082/FUL - Part Land East of Dukes Farm, St John's Hill, Bungay ES/0374 Report of the Head of Planning and Coastal Management	99 - 110
9	DC/20/1244/FUL - 6 The Street, Holton, Halesworth ES/0375 Report of the Head of Planning and Coastal Management	111 - 116

Part Two – Exempt/Confidential

There are no Exempt or Confidential items on this Agenda.

Close



Stephen Baker, Chief Executive

Speaking at Planning Committee Meetings

Interested parties who wish to speak will be able to register to do so, using an online form. Registration may take place on the day that the reports for the scheduled meeting are published on the Council's website, until 5.00pm on the day prior to the scheduled meeting.

To register to speak at a Planning Committee, please visit <https://www.eastsuffolk.gov.uk/planning/planning-applications/planning-committee/> to complete the online registration form. Please contact the Customer Services Team on 03330 162 000 if you have any queries regarding the completion of the form.

Interested parties permitted to speak on an application are a representative of Town / Parish Council or Parish Meeting, the applicant or representative, an objector, and the relevant ward Members. Interested parties will be given a maximum of three minutes to speak and the intention is that only one person would speak from each of the above parties.

If you are registered to speak, can we please ask that you arrive at the meeting **prior to its start time (as detailed on the agenda)** and make yourself known to the Committee Clerk, as the agenda may be re-ordered by the Chairman to bring forward items with public speaking and the item you have registered to speak on could be heard by the Committee earlier than planned.

Please note that any illustrative material you wish to have displayed at the meeting, or any further supporting information you wish to have circulated to the Committee, must be submitted to the Planning team **at least 24 hours** before the meeting.

For more information, please refer to the Code of Good Practice for Planning and Rights of Way, which is contained in the East Suffolk Council Constitution (<http://www.eastsuffolk.gov.uk/assets/Your-Council/East-Suffolk-Council-Constitution.pdf>).

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Minutes of a Meeting of the **Planning Committee North** held in the Conference Room,
Riverside, on **Tuesday, 10 March 2020 at 2.00 pm**

Members of the Committee present:

Councillor Paul Ashdown, Councillor Jocelyn Bond, Councillor Norman Brooks, Councillor Jenny Ceresa, Councillor Linda Coulam, Councillor Graham Elliott, Councillor Andree Gee, Councillor Malcolm Pitchers, Councillor Craig Rivett

Other Members present:

Councillor David Beavan, Councillor Tony Cooper, Councillor David Ritchie

Officers present:

Liz Beighton (Planning Development Manager), Joe Blackmore (Development Management Team Leader - North), Chris Green (Senior Planning and Enforcement Officer), Matt Makin (Democratic Services Officer), Iain Robertson (Area Planning and Enforcement Officer), Melanie Van Der Pieterman (Area Planning and Enforcement Officer), Debby Wicks (Assistant Planning Officer)

Announcements

The Chairman opened the meeting and announced that he was re-ordering the agenda in order to bring forward items with public speaking. He advised that item 8 would be heard after item 5 and before item 6.

Councillor Rivett arrived at this point of the meeting (2.02 pm).

1 Apologies for Absence and Substitutions

There were no apologies for absence.

2 Declarations of Interest

Councillor Ashdown declared an interested in item 7 of the agenda as he was acquainted with the applicants. He clarified that the applicants were not close personal friends and that he had consulted the Monitoring Officer regarding this interest, who had advised him that this interest was neither a Local Non-Pecuniary Interest nor a Disclosable Pecuniary Interest.

Councillor Ashdown also declared a Local Non-Pecuniary Interest in item 8 of the agenda as his wife was a member of Oulton Broad Parish Council. He advised that he would leave the Conference Room for the duration of the item and the meeting would be chaired by the Vice-Chairman.

Councillor Brooks declared an interest in item 7 of the agenda as he was acquainted with the applicants.

Councillor Elliott declared a Local Non-Pecuniary Interest in item 7 of the agenda as Ward Member for Barnby.

Councillor Gee declared a Local Non-Pecuniary Interest in item 8 of the agenda as Ward Member for Oulton Broad.

Councillor Rivett declared an interest in item 7 of the agenda as he was acquainted with the applicants.

Liz Beighton, the Council's Planning Development Manager, declared an interest in item 5 of the agenda as she had previously worked with the applicant's agent.

3 Declarations of Lobbying and Responses to Lobbying

Councillors Ashdown, Ceresa, Bond, Brooks, Coulam, Elliott, Gee, Pitchers and Rivett all declared that they had been lobbied via letters and email on item 7 of the agenda.

4 Enforcement Action - Case Update

The Committee received report **ES/0327** 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. At the time the report was written there were 18 such cases.

The Chairman confirmed that the report would be taken as read and invited questions to the officers.

A member of the Committee sought an update on the Woods Meadow Development. The Planning Development Manager stated that she would liaise with the Principal Planning Officer (Major Projects) and would circulate an update on the site to the Committee via email.

RESOLVED

That the report concerning Outstanding Enforcement matters up to 24 February 2020 be received and noted.

5 DC/19/1141/OUT - Land to the West of Copperwheat Avenue, Reydon

The Committee received report **ES/0328** of the Head of Planning and Coastal Management, which related to planning application DC/19/1141/OUT.

The application sought outline planning permission for the development of up to 220 dwellings with associated open space. Details of access had been submitted for approval whilst appearance, landscaping, layout and scale were reserved matters for future determination.

East Suffolk Council (Waveney) Local Plan Policy WLP6.1 allocated 9.8 hectares of land west of Copperwheat Avenue, Reydon for the residential development of approximately 220 dwellings.

The application site extended farther west to 12 hectares in total but included the entirety of the allocated land.

Given the scale of the development proposal and the site area extending beyond the allocation, the application had been brought direct to the Committee for determination.

The Committee received a presentation on the application from the Development Management Team Leader. The site's location was outlined, and it was noted that the entire site sat within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty (AONB).

An aerial photograph of the site from 2010 was displayed. The Development Management Team Leader acknowledged the age of the photograph and advised that it allowed the Committee to appreciate the site in context to Reydon.

Access to the site would be via Copperwheat Avenue to the north and The Crescents to the east. The proximity of the site to two listed buildings, one Grade II and the other Grade II*, was highlighted. The site's relationship to Wangford Road and community amenities and facilities was demonstrated.

A map was displayed that outlined the land allocated for development against the application site, showing the area of the site that extended beyond the allocation. The Committee was advised that land north of the site was playing fields.

The Development Management Team Leader provided another map, that demonstrated the site's relationship with existing public rights of way and how the site would connect to neighbouring residential areas.

Photographs of the site were displayed that detailed various views in and out of the site and highlighted where access to the site would be located.

The site access details were provided, including movement within the site and any pedestrian and cycle connections. A parameter plan was also displayed; the Development Management Team Leader advised that this would be conditioned, and any reserved matters application would need to be in accordance with this. The parameter plan detailed how the site would connect to existing routes and indicated how pedestrian access may connect to the site.

The Development Management Team Leader considered that the proposals provided potential for the site to link up with the existing rights of way network and would provide connection through to the children's play area to the north at Barn Close.

The proposed highways access works were also detailed. The footpath on Wangford Road would be widened and traffic calming measures would be installed to mitigate the increase in traffic. There would also be a series of footpath and bell mouth works to Copperwheat Avenue and The Crescents.

Regarding the site's location within the AONB, the Development Management Team Leader noted the requirement to protect the AONB as a designated landscape, but that the site was allocated in the Local Plan.

Further photographs of the site were displayed to demonstrate the public right of way on the western edge of the site.

The development parameters for the site were outlined, which detailed how the land would be used and also the green infrastructure that would be contained within the site. The Development Management Team Leader stated that this information had been sought with the support of the applicant's agent to detail how the development could look, in order to provide clarity to the Committee.

The information highlighted residential development areas, recreational areas, drainage attenuation, accessible natural green space, and the site's road network. Development parameters for massing and scale of buildings and the spread of low, medium and mixed scale buildings was also supplied.

The Committee was in receipt of an extract from the Design Access Statement regarding defining character areas for the site and the design principles for those areas.

An illustrative masterplan of the site was displayed to demonstrate how the development might come forward in accordance with the parameters supplied.

The Development Management Team Leader noted coastal erosion in the area, particularly at Easton Bavents, and outlined that seven plots on the site would be secured by legal agreement for those residents who needed to relocate due to coastal erosion.

The key issues were summarised as the principle of development, access and connectivity, landscape and visual impact, the design of the development, residential amenity, heritage considerations, ecology and European sites, affordable housing, self-build and coastal relocation opportunity, and the public benefits of the development proposal, as set out in the report.

The recommendation that authority to approve be delegated to the Head of Planning and Coastal Management, as set out in the report, was outlined to the Committee.

The Chairman invited questions to the officers.

A member of the Committee sought clarity on what weight the draft Reydon Neighbourhood Plan could be given when determining the application. The Development Management Team Leader confirmed that it was a material consideration and that officer advice was that the draft plan was at an early stage in the plan-making process, and therefore could only be given very limited weight.

In response to a question regarding cycle connections, the Development Management Team Leader displayed the plan that outlined these and confirmed that there would be cycle links to and from both Copperwheat Avenue and The Crescent. He added that the route at the southern edge of the site was recommended to be upgraded to a bridleway as the land was in the applicant's ownership. This was detailed in conditions 11 and 12 of the recommendations.

A member of the Committee questioned the acceptability of the site encroaching beyond the allocated site and further into the AONB. The Development Management Team Leader noted that this question had been asked of the applicant when the scheme was submitted, and the applicant's response had given good reasons for doing so. To not extend the site would have

created a 'ransom strip' of land on the western edge between the allocated site boundary and the public right of way. By extending the site, the applicant intended to join up to a natural boundary and integrate the site into the natural landscape features.

The Development Management Team Leader noted the reasons for the allocation in the AONB given by the Planning Inspector during the Local Plan. He added that extending the site beyond the allocated area would give the applicant an opportunity to provide considerably larger areas of green space, incorporate drainage of a positive design, and achieve a better level of density.

It was confirmed that Historic England had responded to the consultation and advised that it had no comments to make.

A member of the Committee highlighted that the draft Reydon Neighbourhood Plan had been through the Regulation 14 consultation process and was now proceeding into the Regulation 16 consultation process. He noted that no concerns had been highlighted at the Regulation 14 stage and queried the officer advice that the plan was considered to be at an early stage of the plan-making process, as he considered it to be at a more advanced stage.

The Development Management Team Leader acknowledged the work done by the Reydon Neighbourhood Plan Steering Group, but said that whilst it may appear to those involved that the draft Neighbourhood Plan was advanced, that actually the stages of plan-making were set out in the National Planning Policy Framework (NPPF) and by case law. He advised that on that basis the Neighbourhood Plan was at an early stage. He advised the Committee that the period of Regulation 16 consultation for this plan had opened on 27 February 2020 and would end on 9 April 2020; the plan would then be subject to inspection by the Planning Inspectorate (the PINS), during which time further comments or changes could be made, and would then be subject to a referendum before being made. He also noted that there were outstanding objections to the draft plan which reduced the weight that could be given to the policies in the Neighbourhood Plan.

The same member of the Committee asked if the approval of this scheme would negate the draft Reydon Neighbourhood Plan and queried if the application was being determined prematurely.

The Planning Development Manager referred to paragraph 50 of the NPPF, which stated that *"Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or - in the case of a neighbourhood plan - before the end of the local planning authority publicity period on the draft plan. [...]"*. The Planning Development Manager advised the Committee that as the draft neighbourhood plan was still within this publicity period, the application had to be determined in accordance with the NPPF and the Local Plan.

The member of the Committee referred to paragraph 49 of the NPPF and stated that he considered the plan to be at an advanced stage and therefore the application could be considered premature.

In response to a question regarding the time frame for completion of the Reydon Neighbourhood Plan, the Planning Development Manager advised that there were no firm timescales at that time and that these would be set by the current consultation period and any

modifications that could be made to the plan. She considered that the neighbourhood plan would not be in place until the end of 2020 or early 2021.

A member of the Committee asked what the impact would be on the setting of Gorse Lodge, which neighboured the application site. The Development Management Team Leader noted that Gorse Lodge was enclosed by a strong hedgerow and a tree field boundary and it could be argued that its primary setting was more to the north, west and south. He acknowledged that the development would have some impact on Gorse Lodge's setting and said that this harm had to be weighed against the benefits of the proposal.

Another member of the Committee sought additional detail on the affordable housing that would be provided. The Development Management Team Leader confirmed that 88 dwellings, 40% of the total number proposed, would be affordable housing units that would be controlled through a Section 106 agreement. There would also be 11 plots reserved for self-build, either by individuals or a custom build, and seven plots reserved for coastal erosion relocation. The Committee was advised that, if these seven plots were not taken up, they would become part of the affordable housing provision and increase the number of affordable housing units to 95.

The Development Management Team Leader outlined how the self-build plots would be reserved as such and confirmed how they would not be able to be sold on immediately after development. The Planning Development Manager said that the plots would not be able to be sold on for three years; the detail of this would be included in the Section 106 agreement and owners would need to register to self-build and meet the requirements of doing so.

The Chairman invited Mr Burnett, who objected to the application, to address the Committee.

Mr Burnett advised that he was Chairman of the Southwold and Reydon Society and was speaking on behalf of the society, which objected to the application. He added that he was a resident of Reydon and was involved in the development of the Reydon Neighbourhood Plan.

Mr Burnett said that a consultation of residents had shown that there was concern over the scale of the development, which would double the housing built in Reydon in the last ten years, and its incursion into the AONB. Mr Burnett said that there was also concern that a number of the properties would be bought as second homes and would price local people out of the market.

Mr Burnett confirmed that the Southwold and Reydon Society supported new homes in Reydon that would not be used as second homes or holiday lets. He said the society sought refusal of the application unless a condition was added to ensure that homes were sold as principal residences, as per the clause in the draft Reydon Neighbourhood Plan. Mr Burnett considered that without such a condition, an estimated 30% of the new properties would become second homes and therefore the development would not meet Reydon's housing needs.

The Southwold and Reydon Society was also concerned about the extension of the site further into the AONB as it would undermine the area.

Mr Burnett requested that if the Committee did not resolve to refuse the application, that it defer the application until the Reydon Neighbourhood Plan was adopted later in 2020. The Southwold and Reydon Society was concerned that the development did not provide the

required density of housing needed on the site and would provide the wrong style of dwellings and sought the application of the Local Plan's housing mix policy to the proposal.

Mr Burnett also expressed the concerns regarding the development's impact on the landscape and wanted to see its compliance with the related policies of the draft Reydon Neighbourhood Plan set out in any conditions. Mr Burnett anticipated that the scale of the development would have a significant impact on neighbouring properties and sought strict conditions to minimise this.

The Chairman invited questions to Mr Burnett.

Mr Burnett said it was hoped that the Reydon Neighbourhood Plan referendum would take place in October 2020.

When asked about the principal aim of the Reydon Neighbourhood Plan, Mr Burnett said that it was to preserve and enhance the village as a whole and mediate the effect of development as much as possible.

The Chairman invited Mr O'Hear, representing Reydon Parish Council, to address the Committee.

Mr O'Hear explained that he was also the Chairman of the Reydon Neighbourhood Plan Steering Group and wanted to make a case for the application of the principal residence clause in the draft plan. He said that it was expected that the plan would be examined by the PINS in May 2020 and considered it to be at a later stage of development than had been suggested by planning officers.

Mr O'Hear said that Reydon Parish Council accepted the allocation as set out in the Local Plan but was concerned about the impact of the development on the local community. He was of the view that there would be an additional impact because of the number of dwellings that would become second homes.

The issue with second homes in Southwold was highlighted by Mr O'Hear; he stated that this issue was now spreading into Reydon. Mr O'Hear noted that the allocation in the Local Plan was based on an objectively assessed housing need and that the development would not meet that housing need. He considered that new housing should be restricted to people who will occupy the homes as principal residences.

The Parish Council was of the opinion that the determination of the application should be delayed until the Reydon Neighbourhood Plan was made; Mr O'Hear cited a similar case where Suffolk County Council, as the Local Planning Authority for mineral and waste development, had deferred an application related to a local gravel pit. Mr O'Hear said that if the application was not deferred, it should be refused; he considered that this would be a disappointment as the scheme had many positive aspects.

Specific concerns regarding sewerage were highlighted by Mr O'Hear; he said that it was inappropriate for the attenuation tank to be located elsewhere and should be within the development site. He also considered that the developer should contribute to improvements to the local sewerage network.

Mr O'Hear was not confident that the conditions in the recommendation were strong enough and was concerned that if the outline application was approved, details could be amended at a reserved matters stage.

The Chairman invited questions to Mr O'Hear.

Mr O'Hear confirmed that Reydon Parish Council did not object to the extension into the AONB beyond the allocated site. The Parish Council had accepted the allocation in the Local Plan and considered the extension would improve the area. He said that the Parish Council was seeking a deferment of the application until the Reydon Neighbourhood Plan was made.

Mr O'Hear said that Reydon Parish Council was not seeking a restriction to only sell the dwellings to local residents but wanted to see them occupied as principal residences.

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

Mr Clarke thanked officers for the comprehensive report. He also thanked both Reydon Parish Council and the Southwold and Reydon Society for their co-operation during the development of the proposed scheme.

Mr Clarke explained that development of the scheme began in September 2017 following the call for sites to be included in the then draft Waveney Local Plan. He noted that the site was retained in the Local Plan during the plan-making process and allocated in the made document, and the application was made following this as a principle of development had been established.

Regarding the extension of the application site beyond the boundary of the allocated site, Mr Clarke said that this had occurred in order to avoid creating an isolated area of land that could not be developed and also to ensure that the site better integrated with the surrounding countryside. Mr Clarke added that the larger site would also allow for a better masterplan to be created.

The Committee was advised that the application had been submitted in 2019 and that since then, the applicant had worked with officers to finesse the proposals and develop the scheme that was before the Committee. Mr Clarke said that approximately 50% of the development would be given over to affordable housing and self-build and considered that the Council therefore would control the fate of over half of the site. He added that the value of the Community Infrastructure Levy (CIL) that would be gained from the development would be £223 per square metre.

Mr Clarke urged the Committee to approve the application.

The Chairman invited questions to Mr Clarke.

A member of the Committee sought Mr Clarke's comments on the request from objectors for a principal residency clause. Mr Clarke reiterated his earlier point that he considered the Council would have control over the tenure of a significant number of the dwellings and stated that the applicant did not want a rigid condition included that was not supported by established planning policy.

In response to a question regarding the selection of a Registered Provider for the affordable housing, Mr Clarke said that the applicant did not see themselves as being singularly responsible for who would occupy those dwellings.

The Chairman invited Councillor Beavan, Ward Member for Reydon, to address the Committee.

Councillor Beavan referred to his earlier letter to members of the Committee regarding the application. He said that he had initially supported the application until it became apparent that some of the houses would be sold as second homes. Councillor Beavan noted Paragraph 48 of the NPPF, which he had cited in his letter, which stated that weight could be given to relevant policies in emerging plans according to the stage of preparation of the emerging plan.

Councillor Beavan also cited Paragraph 50 of the NPPF, which allowed weight to be given to an emerging plan when approval of an application would prejudice the plan-making process; Councillor Beavan considered that approving the application would negate the Reydon Neighbourhood Plan, particularly its principal residency clause. Councillor Beavan cited the case in Rendlesham in 2014 where the emerging neighbourhood plan there was given weight in the appeal determination.

The allocation of the site in the Local Plan was acknowledged by Councillor Beavan. He said that given the number of second homes in Southwold and Reydon, the former having the most in the country, more second homes on this site would mean that the allocated site would not be able to contribute towards meeting the Council's commitment to developing more housing.

Councillor Beavan referred to Paragraph 7 of the NPPF, which stated that the purpose of the planning system is to contribute to the achievement of sustainable development. He submitted that as the development stood, it did not contribute to sustainable development. He considered that the local communities of Southwold and Reydon were under threat and cited a letter he had received from a constituent who was the only permanent resident in his block of flats.

There being no questions to Councillor Beavan, the Chairman invited further questions to the officers.

A member of the Committee asked if a condition restricting the dwellings as principal residences could be attached to any planning permission. The Planning Development Manager advised against this as there was no established policy in either the East Suffolk (Waveney) Local Plan or the NPPF to support it. She reiterated that there was clear advice from officers that the Reydon Neighbourhood Plan was not at an advanced enough stage of development for its principal residence clause to be given significant weight when determining this application, noting that if the condition was appealed against it was likely that this would be upheld by the PINS.

The member of the Committee queried if the application could be deferred until such time that the Reydon Neighbourhood Plan was made. The Planning Development Manager said that as there was no firm time frame for the making of the Reydon Neighbourhood Plan, to do so would give the applicant the opportunity to appeal to the PINS on the grounds of non-determination, given there would be no timescale for approval. She noted that this would take control away from the Council, as the Local Planning Authority, to determine what was approved on the site.

Another member of the Committee asked what weight would be given to the Reydon Neighbourhood Plan at appeal, should the application be refused, as it would be at a more advanced stage. The Development Management Team Leader said that the weight given to the neighbourhood plan would be based on its state at the time of the appeal determination.

The Development Management Team Leader read an extract from the Planning Inspector's report on the site, where the Inspector had identified the need for housing in the area, the absence of feasible alternatives outside the AONB, the relatively high level of affordable housing which can viably be provided on the site, and the limited harm to the AONB.

The Committee was advised by the Development Management Team Leader that the draft Reydon Neighbourhood Plan explicitly referred to the Local Plan requiring 40% proportion of affordable housing on major developments in Southwold and Reydon, and that this policy was justified on the basis of its rigorous assessment of the economic viability of a 50% affordable housing proportion. He advised the Committee that the restriction of dwellings for principal residences would completely change the viability of the proposal, and would like make provision of 40% affordable housing unviable.

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

A member of the Committee considered that it was interesting that Reydon Parish Council had considered the development to be acceptable but had asked the Committee to delay or refuse the application. He acknowledged that the development was acceptable and that its extension beyond the allocated site boundary would result in a scheme that would fit in better with its surrounding. He considered the primary concern to be the lack of a principal residency clause; he noted it was the driving force of the draft Reydon Neighbourhood Plan and had been modelled on a similar policy in the St Ives Neighbourhood Plan that had been scrutinised in the plan-making process and made by Cornwall Council.

The member of the Committee was of the view that the application should be either deferred or refused on the grounds that it undermined the plan-making process for the Reydon Neighbourhood Plan. He reiterated his view that the neighbourhood plan was at an advanced stage of the plan-making process.

Another member of the Committee was concerned that the application would fill the allocated site in advance of the making of the Reydon Neighbourhood Plan and before its principal residency clause could be taken into consideration. He was also concerned that the viability of the development could be affected if units could not be sold as second homes. The member of the Committee expressed sympathy with the view of residents and said he was opposed to more second homes and not the number of dwellings proposed. He considered that the Ward Member had made his point adequately and that tourism should not be at the expense of local people. He also noted that there was no guarantee on who would purchase the affordable housing and if those units would be made available to local people.

It was the view of a member of the Committee that the determination of the application should not be rushed. She said that she was appalled by the impact of tourism on Southwold's community feel and the impact of second homes in the area. She considered that this issue would spread to Reydon and that planning policies should be in place to prevent this issue occurring. The member of the Committee acknowledged the acceptability of the scheme but

was minded to vote to refuse in order prevent the second homes issue in the area from escalating.

Several members of the Committee said that they appreciated the concerns raised and weighed this against the positive aspects of the development, namely affordable housing mix and the positive density that would be sympathetic to the area. A member of the Committee noted the officer advice against deferring the application without a clear timescale for the making of the Reydon Neighbourhood Plan and the risk of a refusal being open to challenge at appeal, and said that on balance the Committee should accept the proposal before it. Another member of the Committee expressed concern that restrictions on properties for principal residency would result in empty properties in the area, noting issues elsewhere in the district where properties had remained vacant.

It was confirmed to the Committee that conditions could not later be attached at the approval of reserved matters that would impact details agreed at the outline stage.

A member of the Committee recommended that the application be refused. The Chairman reminded the Committee that a recommendation to delegate authority to approve to the Head of Planning and Coastal Management was before it, and that this recommendation needed to be considered before any alternative recommendation.

The Chairman moved to the recommendation, as set out in the report, and sought a proposer and seconder.

The recommendation was proposed by Councillor Rivett and seconded by Councillor Ceresa. There were four votes in favour, four votes against, and one member of the Committee abstained from voting.

As there an equal number of votes for and against, the Chairman exercised his casting vote and it was

RESOLVED

That **AUTHORITY TO APPROVE** planning permission be delegated to the Head of Planning and Coastal Management with conditions (including but not limited to those below), subject to securing agreement from Natural England on the conclusions of the HRA – Stage 2 Appropriate Assessment; and subject to the completion of a Section 106 Legal Agreement to secure obligations (including but not limited to):

- Provision of 88 affordable dwellings;
- Provision of seven plots as part of relocation offer for properties lost/at risk to coastal erosion;
- 5% of the residential development as self-build plots;
- Per-dwelling contribution to the Suffolk RAMS;
- Provision and long term management of public open space;

- Financial contribution to fund secondary school transport;
- Financial contribution to fund improvement works to local bus stops; and
- Financial contribution to fund road safety engineering schemes at local accident cluster sites.

Conditions:

1. Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced. Development shall be carried out as approved.

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

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

3. Prior to the submission of the first reserved matters application(s) a site wide Phasing Plan shall be submitted to the local Planning Authority for approval. No development shall commence until such time as the site wide Phasing Plan has been approved in writing by the Local Planning Authority.

The site wide Phasing Plan shall include the sequence of providing the following elements

- a. All vehicular and pedestrian accesses; the primary estate roads; segregated footpaths and cycle ways; any temporary footpaths and access connections during the construction period; the on-site circular walking route of 1.4km; and the timings of such provision, with recognition of other conditions triggering access completion.
- b. Residential development parcels, including numbers; housing type and tenure; location of self-build plots; and location of the 7no. plots to be set aside for properties lost to coastal erosion.
- c. Surface water drainage features, SUDS and associated soft landscaping.
- e. Accessible natural green space, structural landscape planting on the western edge of the site, and Local Equipped Play Area (LEAP).
- f. Improvement works to the southern public footpath.
- g. Ecological mitigation and enhancement measures.

The site wide Phasing Plan shall be implemented as approved.

Reason: To ensure that key elements of the approved development are delivered at the right time in the interests of securing a sustainable form of development.

4. Means of vehicular access into the site are hereby approved and shall be carried out in accordance with drawing number 1509 03/001 Rev B, received 12 June 2019; and the Movement and Access Parameter Plan (drawing number 18 050 02), received 27 November 2019.

Reason: To ensure that the site is served by safe and suitable vehicular accesses in the interests of highway safety and in accordance with the site allocation objectives of policy WLP6.1 of the Local Plan.

5. The submission of reserved matters applications pursuant to this outline application shall together provide for up to 220 dwellings and demonstrate substantial compliance with the Movement and Access Parameter Plan (drawing number 18 050 02); Land Use and Green Infrastructure Parameter Plan (drawing number 18 050 04); and Massing & Scale Parameter Plan (drawing number 18 050 03), all received 27 November 2019.

Reason: The site is located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and therefore in order to secure high-quality design and properly mitigate landscape and visual impact, it is essential to establish development parameters to guide future reserved matters application, in accordance with the design and landscape objectives of Local Plan policies WLP8.29 (Design) and WLP8.35 (Landscape Character).

6. All reserved matters applications shall incorporate the relevant elements of the 'Shaping the Character' principles of section 5.4 of the Design Access Statement, demonstrating broad compliance with the design intent reflected on pages 48-49 (Farmland heritage); pages 50-51 (Rural settlement); and pages 52-53 (Village edge) of the Design and Access Statement. Each reserved matters application shall be accompanied by a statement demonstrating this.

Reason: To ensure that the master planning principles of this permission inform detailed designs and in the interests of delivering a distinctive, attractive and sustainable development with high quality design appropriate for the AONB.

7. As part of the reserved matters application(s) for layout and landscaping, plans and particulars of the pedestrian access points on the southern, western and northern site boundaries, as shown on the Movement and Access Parameter Plan (drawing no. 18 050 02), shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the following:

- (a) the precise location of the pedestrian access points;
- (b) the route of the pedestrian accesses and their integration into the development layout;
- (c) details of any engineering works required to create the accesses; and
- (d) the ground surface treatment of the accesses and any associated landscaping.

Development shall be carried out in accordance with the approved details and the pedestrian access points shall be completed and made available for use in accordance with the triggers approved in the site wide phasing plan under condition 3.

Reason: to ensure that the final development layout incorporates pedestrian connections to the existing public right of way network and residential environment in the interest of creating an integrated and sustainable development.

8. No dwelling shall be occupied until the opening has been formed on the northern site boundary to facilitate the delivery of the pedestrian connection into the existing play area at Barn Close. The completion of the pedestrian access point shall be in accordance with the details approved under condition 7 and the site wide phasing plan approved under condition 3.

Reason: connectivity between the site and the existing play area is a critical element of the proposals, as required by site allocation policy WLP6.1. In order to ensure the delivery of this pedestrian connection the opening must be formed at an early stage of the development.

9. No part of the development shall be commenced until full details of the proposed access and tie-in works shown on Drawing No. 1509 03/001 Rev B have been submitted to and approved in writing by the Local Planning Authority.

The approved access from Copperwheat Avenue shall be laid out and constructed in its entirety prior to occupation of the first dwelling. Both approved accesses (from Copperwheat Avenue, and The Crescents) shall be laid out and constructed in their entirety prior to occupation of the 101st dwelling.

Thereafter the accesses shall be retained in the approved form.

Reason: To ensure that the accesses are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety. The condition is necessary in acknowledgment of the requirement for detailed, technical matters to be agreed through S278 Agreement with the Highways Authority.

10. No part of the development shall be commenced until full details of the proposed pedestrian crossing and other off-site highway improvements (including footway widening, crossing points and traffic calming) shown on Drawing No. 1509 03/001 Rev B, have been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be laid out and constructed in its entirety prior to occupation of the first dwelling.

Reason: To ensure that the necessary improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety. The condition is necessary in acknowledgment of the requirement for detailed, technical matters to be agreed through S278 Agreement with the Highways Authority.

11. No part of the development shall be commenced until details of improvements (including widening of the useable width and surfacing) to Footpath 2, within the southern

section of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety in accordance with the trigger point identified in the approved phasing plan under condition 3.

Reason: To ensure that the necessary improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of sustainable travel and recreational benefit.

12. Prior to occupation of the 101st dwelling, Footpath 2 shall be converted to a public bridleway.

Reason: To ensure that the necessary legal requirements to enable sustainable travel are made available for use at an appropriate time of the development in the interests of sustainable travel and recreational benefit.

13. As part of each reserved matters application for layout, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

14. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

15. As part of each reserved matters application for layout, details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles 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 unless otherwise approved by the Local Planning Authority.

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.

16. As part of each reserved matters applications for layout, a plan indicating the positions and design of secure covered and open cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be provided prior to occupation of each respective residential unit. The development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable development to ensure that residential occupiers of the site have the ability to own, use and securely store cycles as a means of transport.

17. 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 WLP8.40 of the Local Plan.

18. 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 17 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 WLP8.40 of the Local Plan.

19. Concurrent with the first reserved matters application(s) a surface water drainage scheme for the whole site shall be submitted to, and approved in writing by, the local planning authority.

The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;

c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall event including climate change as specified in the FRA;

d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;

e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;

f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;g. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

1. Temporary drainage systems

2. Measures for managing pollution / water quality and protecting controlled waters and watercourses

3. Measures for managing any on or offsite flood risk associated with construction

h. Details of the maintenance, management and adoption of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

20. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

21. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority.

The intrusive investigation(s) shall include:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including:

human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including BS 10175:2011+A1:2013 and CLR11.

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.

22. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- proposed remediation objectives and remediation criteria; and
- proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

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.

23. Prior to any occupation or use of the approved development the RMS approved under condition 22 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

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.

24. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
- evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

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.

25. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination are minimised, in the event that unexpected contamination is found.

26. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors;

- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: In the interest of local amenity and protection of the local environment during construction.

27. With the exception of any site clearance works, site investigation works and tree protection works no development in relation to each phase shall take place unless a Mineral Safeguarding Assessment and Minerals Management Plan for that phase has been submitted to and approved in writing by the local planning authority in consultation with the minerals planning authority. The Mineral Safeguarding Assessment shall assess the potential for the onsite reuse of mineral resource arising from groundwork, drainage and foundation excavations in accordance with an agreed methodology. The Minerals Management Plan will identify for each phase of development the type and quantum of material to be reused on site, and the type and quantum of material to be taken off site and to where. The development shall then be carried out in accordance with the Mineral Management Plan unless otherwise approved in writing by the local planning authority.

Reason: In accordance with the minerals safeguarding objectives of Local Plan Policy WLP6.1 and Paragraph 204 of the NPPF.

28. As part of each reserved matters application for landscaping, a plan indicating the positions, design, height, materials and type of boundary treatment to be erected shall be submitted to and agreed by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the building to which it relates is occupied.

Reason: In the interests of amenity and the appearance of the development and locality.

29. As part of each reserved matters application for layout and landscaping, details shall be submitted to include:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on, or adjacent to, the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, details of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];

(e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

The details provided shall be in accordance with the standards set out in 'BS5837:2012 - Trees in Relation to Design, Demolition and Construction' (or the relevant professional standards should the guidance be updated/modified/superseded).

Reason: to ensure that the detailed design retains important trees on the edges of the development site and incorporates existing and new planting into the development layout.

30. As part of each reserved matters application for appearance, details of all external facing and roofing materials for all buildings within that reserved matters area shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory external appearance of the development.

31. As part of reserved matters applications for appearance, layout and scale, details shall be submitted to the Local Planning Authority for approval demonstrating how 40% of the proposed dwellings shall be designed to meet requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: in accordance with the lifetime design objectives of policy WLP8.31 of the East Suffolk (Waveney) Local Plan.

32. As part of reserved matters applications for appearance, layout and scale, details shall be submitted to the Local Planning Authority through the submission of a sustainability statement which demonstrates that Sustainable Construction methods have been incorporated into the development proposal. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: in accordance with the sustainable construction objectives of policy WLP8.28 of the East Suffolk (Waveney) Local Plan.

33. As part of each layout reserved matters application, details of external lighting to be installed on the site, including the design and specification of the lighting unit, any supporting structure and the extent of the area to be illuminated and how the impact on ecology has been considered shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and no additional lighting shall be installed in public areas without the prior approval of the Local Planning Authority.

Reason: To protect biodiversity and the visual amenity of the surrounding area.

34. The mitigation and enhancement measures outlined on pages 16 to 18 of the Ecology Assessment report (Hopkins Ecology, February 2019) shall be implemented in full unless otherwise approved in writing by the Local Planning Authority.

Reason: in accordance with the biodiversity and geodiversity objectives of policy WLP8.34 of the East Suffolk (Waveney) Local Plan 2019.

35. As part of each reserved matters application(s) for landscaping, layout, appearance and scale, the following ecological plans shall be submitted to the Local Planning Authority for approval:

- a Construction Environment Management Plan (CEMP) detailing construction mitigation measures; and

- an Ecology Management Plan (EMP) detailing operational mitigation, management and enhancement measures as part of the final detailed design.

Development shall be carried out in accordance with the approved details unless otherwise approved in writing.

Reason: to mitigate construction impacts and ensure long term biodiversity enhancements in accordance with the objectives of policy WLP8.34 of the East Suffolk (Waveney) Local Plan 2019.

36. No development shall take place in each layout reserved matters area until a scheme for the installation of fire hydrants throughout that part of the site has been submitted to and approved in writing by the Local Planning Authority in conjunction with the Fire and Rescue Service. The fire hydrants shall be installed prior to occupation of dwellings within each part of the development to which they relate, and the phasing of occupation and hydrant installation of that reserved matters area shall be set out in the submission.

Reason: In the interests of fire safety.

Following the conclusion of this item, the Chairman adjourned the meeting for a short break. The meeting was adjourned at 3.30 pm and reconvened at 3.35 pm.

8 DC/19/4826/FUL - 14 Moyes Road, Lowestoft

Councillor Ashdown, the Committee's Chairman, had declared an interest in this item and therefore left the Conference Room for its duration. Councillor Ceresa, the Committee's Vice-Chairman, chaired the meeting for the duration of the item.

The Committee received report **ES/0331** of the Head of Planning and Coastal Management, which related to planning application DC/19/4826/FUL.

The application concerned a proposed single storey rear extension and conversion of the loft including dormer windows to the front and rear and a new first floor side gable window. The application was presented to the Referral Panel on 11 February 2020 where Members agreed to refer the application to the Committee for determination.

The Committee received a presentation on the application from the Assistant Planning Officer. The site's location was outlined, and the Committee was shown aerial views of the site.

Drawings of the existing and proposed floor plans were displayed.

The Assistant Planning Officer noted that Oulton Broad Parish Council had objected to the application and considered it to be overdevelopment. The Parish Council was also concerned about the impact on parking in Moyes Road. This was contrary to the officer's recommendation of approval.

It was confirmed that the application was compliant with highway standards.

The Committee was in receipt of the existing and proposed elevations for the application.

The Assistant Planning Officer advised that a neighbour had objected to the application on the grounds of noise and disturbance during the construction phase; the objection had not been made on loss of light.

The Committee was given details of the elements of the development that could be completed under permitted development rights (pdrs) and the elements that required planning permission.

The proposed front dormer window was not considered by officers to be prominent and was described as recessing behind the two buildings to the north of the site.

Photographs of the site were displayed that showed the front of the dwelling, the view to the north up Moyes Road, view of the site looking towards 12 Moyes Road, the front drive looking north, the rear of the property where the extension would be located, the view towards north, a view showing the neighbouring property on the south side, the view towards the rear of the garden, and the view towards the rear of 12 Moyes Road from the proposed site.

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

The Acting Chairman invited questions to the officers.

It was confirmed that the length of the extension would be 4.5 metres.

A member of the Committee asked if the extension would cause any loss of light to neighbouring properties. The Assistant Planning Officer stated that a small shadowing effect would be caused for 12 Moyes Road, but that overshadowing was already caused by an existing brick wall.

The Acting Chairman invited Mr Keller, representing Oulton Broad Parish Council, to address the Committee.

Mr Keller noted that turning into Moyes Road from Hall Road was very tight and there was significant on-street parking in the area. Mr Keller said that increasing the size of the dwelling to a four-bedroom property would increase the number of cars associated with it. He also considered that the site appeared to be a small area of space for what was proposed.

There being no questions to Mr Keller the Acting Chairman invited Councillor Gee, Ward Member for Oulton Broad, to address the Committee.

Councillor Gee was concerned that the application would double the size of the dwelling. She considered that on the images displayed the host dwelling looked smaller than its neighbour and that this could be an optical illusion. Councillor Gee agreed with Oulton Broad Parish Council's concerns about access to Moyes Road from Hall Road and the size of the extension, but was not opposed to the application in principle.

There being no questions to Councillor Gee, the Acting Chairman invited further questions to the officers.

The Assistant Planning Officer clarified that the front dormer windows required planning permission and the remainder of the development could be undertaken through permitted development rights, subject to the prior notification procedure and where there was not a material objection from a neighbour; it was confirmed that no material objections had been made.

It was confirmed that there had been no requirement to consult the Highways Authority on the application.

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

Councillor Pitchers stated that he knew the area well and said that vehicles travelled through Moyes Road infrequently. He acknowledged that parking for a nearby shop took place on Moyes Road but did not consider it was used as a regular through route. He proposed the recommendation, as set out in the report.

Councillor Rivett seconded Councillor Pitcher's proposal. He said that he was also familiar with the area and that his concerns regarding how much the development would extend into the garden had been addressed, noting the different mix of housing styles in the street.

The Chairman moved to the recommendation, as set out in the report.

On the proposition of Councillor Pitchers, seconded by Councillor Rivett it was by a majority vote

RESOLVED

That planning permission 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 Drawing no. 19/185/01 Rev B received 16th December 2019, 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 to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the satisfactory external appearance 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>

Following the conclusion of this item, Councillor Ashdown returned to the Conference Room and resumed the Chair.

6 DC/19/4450/FUL - Hubbards Barn, Hubbards Hill, Peasenhall

The Committee received report **ES/0329** of the Head of Planning and Coastal Management, which related to planning application DC/19/4450/FUL.

The application was for the change of use from B1 (Office use) to C3 (dwelling house) at Hubbards Barn, Peasenhall, including provision of a single storey rear extension.

Hubbards Barn had previously been used as office accommodation for V-M Orthotics. The business had since relocated to Halesworth Business Centre leaving the building vacant. Planning permission was granted in 2019 for the change of use of the building to a holiday let unit. This permission had not been implemented but remained extant.

The site was in an isolated location where special justification is required for residential dwellings as highlighted in paragraph 79 of the National Planning Policy Framework (NPPF) and the Council's adopted spatial strategy policies.

The application was before the Committee as the Referral Panel had considered that it was necessary for Elected Members to consider the loss of the employment use.

The Committee received a presentation on the application from the Area Planning and Enforcement Officer. The site's location was outlined; the site was located approximately one mile north-west of Peasenhall.

The Area Planning and Enforcement Officer outlined the history of the site. The building was formally an isolated field barn and in 2010 planning permission was granted to convert this to a holiday let; this consent was not implemented. In 2011 a further application was made to convert it for B1 (office use). The consent in 2011 removed the permitted development rights that would have allowed the barn to be converted to C3 (dwelling house). Planning permission was granted in 2018 for an extension to the building in order to increase office space.

Photographs of the site from several different angles were displayed to the Committee, to highlight its prominent location in the countryside.

The Committee was in receipt of the existing and proposed elevations for the site.

The premises had been marketed for B1 use since April 2019 at an asking price of £500,000, with an overage uplift stopping point, and there had been minimal interest in the site. It was noted that the marketing strategy did not comply with the emerging East Suffolk (Suffolk Coastal) Local Plan.

The Area Planning and Enforcement Officer referred to information from the applicant contained within the update sheet, which had been published on 9 March 2020. The information related to suggested changes to the marketing strategy, which the Committee was advised could not be considered.

Late representations had also been received from Councillor Burroughes, Ward Member for the application, who supported the recommendation of officers.

The key issues were summarised as the planning history, the loss of employment premises, the suitability of the marketing strategy, and the impact on the landscape character.

The Chairman invited questions to the officers.

A member of the Committee noted clutter on the site and asked about the removal of pdrs. The Area Planning and Enforcement Officer confirmed that pdrs could be removed for the outbuildings, but this would not circumvent general clutter on the site.

The Area Planning and Enforcement Officer said that had the site still been in agricultural use, the barn building could have been converted for dwelling house use. He confirmed that the site was no longer in agricultural use.

A member of the Committee asked about employment site losses in nearby settlements. It was noted that sites had been lost in Aldeburgh. The Planning Development Manager highlighted that the application site was disjointed from the Peasenhall settlement area and was defined as a site in the countryside.

In response to a question regarding the changing of the marketing strategy suggested, the Planning Development Manager advised that the applicant would need to agree a marketing strategy with the Council in advance which included a realistic value of the property, which would require the applicant to complete a marketing analysis.

The Planning Development Manager, replying to a question regarding the impact of any marketing strategy change, advised that changes could generate more interest in the site as there was a need for rural employment usage and holiday lets in the area.

The Vice-Chairman stated that she had been able to find the property for sale on a website and it was being advertised at a lower price to that in the marketing strategy. The Area Planning and Enforcement Officer noted that despite the increase in office space, the business that had been occupying the building had required more space which had necessitated the move to Halesworth.

A member of the Committee asked what the difference would be between an isolated employment site and an isolated residential dwelling. The Planning Development Manager highlighted the difference in local and national planning policies between employment sites and residential sites in the countryside.

It was confirmed that the extant planning permission for a holiday let on the site supported policies in the existing Suffolk Coastal Local Plan that encouraged tourism to the west of the A12.

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

Members of the Committee noted the loss of employment sites in the area and the need for them. They supported the officer's recommendation to refuse planning permission.

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

On the proposition of Councillor Bond, seconded by Councillor Rivett it was by unanimous vote

RESOLVED

That planning permission be **REFUSED** for the following reasons:

1. Consent is sought for the change of use of the premises from B1 (Office) use to a single residential dwelling. The applicant has failed to demonstrate that there is no current or long-term demand for the continued use of the premises for employment purposes. This should be demonstrated by a marketing strategy that should first be agreed with the LPA or in accordance with the Council's guidance. The marketing that has been carried out is not sufficient and the proposal would therefore be contrary to the aims of Policy DM10 "Protection of Employment sites" and SP7 "Economic development in rural areas" of the East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (Adopted July 2013).
2. The garden curtilage proposed is excessive in size and fails to preserve rural landscape character. The introduction of a residential curtilage of this size would have a harmful impact on the character of the countryside and would fail to protect or enhance the special qualities and local distinctiveness of the area contrary to the aims of Policies DM13 "Conversion and re-use of redundant buildings in the countryside" and SP15 "Landscape and Townscape" of the East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (Adopted July 2013).
3. The development falls within the 13km protection zone of European Designated Sites. As set out in the emerging Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Local policy DM27 seeks to support the 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, the applicant has failed to submit relevant information in relation to potential disturbance caused by additional visitors to the European Designated Sites, or that there would be no harm or adverse impact, as such no screening assessment has been undertaken which is contrary to the 2017 Regulations which as a result the proposals are considered contrary to Policy DM27 "Biodiversity and Geodiversity" of the East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (Adopted July 2013) and Section 15 of the NPPF.

7 DC/19/4684/FUL - Plot Arboretum, Mill Lane, Barnby

The Committee received report **ES/0330** of the Head of Planning and Coastal Management, which related to planning application DC/19/4684/FUL.

The planning application was for the construction of a dwelling house and garaging. The proposal followed an earlier refusal of a previous application on scale and had been referred to the Committee by the Referral Panel to enable it to be fully considered by Elected Members.

The Committee received a presentation on the application from the Senior Planning and Enforcement Officer. The site's location was outlined, and the Committee was made aware of the property boundary, site boundary and the boundary of an adjacent site where planning permission for development had been renewed. The Senior Planning and Enforcement Officer explained that this application had been delayed pending the outcome of the renewal application on the adjacent site.

Several photographs of the site were displayed which showed various views in and out of the site. The Committee's attention was drawn to the high hedgerows on Mill Lane.

Councillor Rivett left the Conference Room at this point (4.08 pm).

Further site photographs were displayed that demonstrated the change in level across the site.

The Senior Planning and Enforcement Officer noted the acceptable separation distance between the application site and the adjacent site as well as the mitigation provided by the hedgerow.

The approved site plan for the adjacent site was displayed as well as the site plan and floor plans for the application to be determined. The Committee was assured that vehicles would be able to manoeuvre in and out of the parking area.

Councillor Rivett returned to the Conference Room at this point (4.10 pm).

The key issues were summarised as highway access, context and character, and scale.

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

The Chairman invited questions to the officers.

The Senior Planning and Enforcement Officer confirmed to the Committee that the highways conditions were achievable.

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

Councillor Brooks said that he was familiar with the area and was content with the application, considering to be well designed. He proposed the recommendations as set out in the report. Councillor Pitchers seconded this proposal.

The Chairman moved to the recommendation as set out in the report.

On the proposition of Councillor Brooks, seconded by Councillor Pitchers it was by unanimous vote

RESOLVED

That planning permission be **APPROVED** with conditions; including the agreement of setting out level details, the removal of permitted rights and for agreement as to hedge reinstatement.

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 2463.19.3D received 15 January 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. 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.

4. No other part of the development shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Drawing No DM01; with an entrance width of 3.0 metres (as shown within Drawing No. 2463.19.3D) and has been made available for use. 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 is brought into use before any other part of the development is commenced 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 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. 8. Before the access is first used visibility splays shall be provided as shown on Drawing No. 2463.19.3D with an X dimension of 2.4 metres and a Y dimension of 57 metres (North East of the access) and 86 metres (South West of the access) 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 over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

9. The use shall not commence until the area(s) within the site shown on Drawing No. 2463.19.3D 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 in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

10. The areas to be provided for storage of Refuse/Recycling bins as shown on Drawing No. 2463.19.3D shall be provided 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.

11. Before site levels are established details of the setting out of the slab top level for the lower level floor shall be submitted in writing to and agreed in writing by the Local Planning Authority, the works shall accord to the agreed levels.

Reason: The impacts of the proposal in terms of scale are mitigated by the relative levels of the highway and lower ground floor, so further detail is required to ensure outcomes match the submitted proposal in this regard.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (or any order revoking and reenacting that Order) (with or without modification), no building or structure permitted by Classes A (extensions or alterations), B (changes to the roof) or E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

Reason: To secure a properly planned development.

13. Before occupation or construction of hard surfaces around the site, further details of the hedge replanting indicated on the drawings shall be submitted in writing to the Local Planning Authority and subsequently agreed by the LPA. These details shall include centres for planting the laurel replacement hedge, details of ground preparation, a schedule of the time when the work is to be carried out and details of maintenance. Any plants which die within the first five years following planting shall be replaced to the satisfaction of the Local Planning Authority.

Reason: To ensure the street-scene benefits of the mature hedging is retained.

Informatives:

1. 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 customer services contact number is 0345 606 6171 and Information regarding dropped kerbs is available at <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-andpay-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.

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>

9 DC/20/0272/AND - The Marina Customer Service Centre, Marina, Lowestoft

The Committee received report **ES/0332** of the Head of Planning and Coastal Management, which related to planning application DC/20/0272/AND.

The application sought advertisement consent for the installation of new East Suffolk Council logo signage at a high level to the existing Marina building.

The application was before the Committee as the applicant was East Suffolk Council, and the land to which the application related was owned by the Council.

The Committee received a presentation on the application from the Area Planning and Enforcement Officer. The site's location was outlined, and an aerial photograph of the site was displayed.

Photographs of the site were displayed, and it was outlined to the Committee where the signage would be installed.

The existing and proposed elevations were provided.

The key issues were summarised as public safety, amenity, and visual impact.

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

The Chairman invited questions to the officers.

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

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

On the proposition of Councillor Ashdown, seconded by Councillor Ceresa it was by unanimous vote

RESOLVED

That planning permission be **APPROVED** with standard advertisement conditions as below and the following conditions:

1. This consent shall be for a period of five years.

Reason: As required by the Town and Country (Control of Advertisement) Regulations in force at this time.

2. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the Town and Country (Control of Advertisement) Regulations in force at this time.

3. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.

Reason: as required by the Town and Country (Control of Advertisements) Regulations in force at this time.

4. Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the Town and Country (Control of Advertisement) Regulations in force at this time.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign or so as otherwise to render hazardous the use of any highway.

Reason: In the interests of road safety and the amenities of the area.

Informatives:

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 4:17 pm

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Chairman



PLANNING COMMITTEE

Title of Report:

East Suffolk Enforcement Action – Case Update

Meeting Date

19 May 2020

Report Author and Tel No

**Mia Glass
01502 523081**

Is the report Open or Exempt?

Open

REPORT

The attached is a summary of the status of all outstanding enforcement cases for East Suffolk Council where enforcement action has either been sanctioned under delegated powers or through the Committee up until 27 April 2020. At present there are 18 such cases.

Information on all cases has been updated at the time of preparing the report such that the last bullet point in the status column shows the position at that time. Officers will provide a further verbal update should the situation have changed for any of the cases.

Members will note that where Enforcement action has been authorised the Councils Solicitor shall be instructed accordingly, but the speed of delivery of response may be affected by factors which are outside of the control of the Enforcement Service.

RECOMMENDATION

That the report concerning Outstanding Enforcement matters up to 27 April 2020 be received.

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
2008/0193	17/09/2008	North	25 Kessingland Cottages, Rider Haggard Lane, Kessingland	Breach of Condition Unauthorised use of chalet as main or sole residence	<ul style="list-style-type: none"> • Breach of Condition Notice • Compliance expired following extension of time • Further consideration by Service Manager and Legal • See Enforcement Notice ref 2008/004 for further information – committee aware of personal circumstances of occupants • Officers, seniors and legal held meeting, 23/01/2019 to discuss the options available to move forward with the case. • Contact made with occupants on 6 February 2019 and legal advice been sought on progressing the case. • Further information being gathered from other bodies. • Meeting with Legal 25th November 2019 advised that due to the time passed the Council will not take action on the notice, however the Notice will remain in place. • Will be removed from report next month. 	Following Legal advice, the notice remains in force though due to the time that has passed a decision has been made not to take any action in respect of the notice.

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
EN08/0264 & ENF/2013/0191	15/01/2010	North	Pine Lodge Caravan Park, Hazels Lane, Hinton	Erection of a building and new vehicular access; Change of use of the land to a touring caravan site (Exemption Certificate revoked) and use of land for the site of a mobile home for gypsy/traveller use. Various unauthorised utility buildings for use on caravan site.	<ul style="list-style-type: none"> • 15/10/2010 - EN served • 08/02/2010 - Appeal received • 10/11/2010 - Appeal dismissed • 25/06/2013 - Three Planning applications received • 06/11/2013 – The three applications refused at Planning Committee. • 13/12/2013 - Appeal Lodged • 21/03/2014 – EN’s served and become effective on 24/04/2014/ 04/07/2014 - Appeal Start date - Appeal to be dealt with by Hearing • 31/01/2015 – New planning appeal received for refusal of Application DC/13/3708 • 03/02/2015 – Appeal Decision – Two notices quashed for the avoidance of doubt, two notices upheld. Compliance time on notice relating to mobile home has been extended from 12 months to 18 months. • 10/11/2015 – Informal hearing 	31/06/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>held</p> <ul style="list-style-type: none"> • 01/03/2016 – Planning Appeal dismissed • 04/08/2016 – Site re-visited three of four Notices have not been complied with. • Trial date set for 21/04/2017 • Two charges relating to the mobile home, steps and hardstanding, the owner pleaded guilty to these to charges and was fined £1000 for failing to comply with the Enforcement Notice plus £600 in costs. • The Council has requested that the mobile home along with steps, hardstanding and access be removed by 16/06/2017. • 19/06/2017 – Site re-visited, no compliance with the Enforcement Notice. • 14/11/2017 – Full Injunction granted for the removal of the mobile home and steps. • 21/11/2017 – Mobile home and steps removed from site. 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> Review site regarding day block and access after decision notice released for enforcement notice served in connection with unauthorised occupancy /use of barn. 27/06/2018 – Compliance visit conducted to check on whether the 2010. 06/07/2018 – Legal advice being sought. 10/09/2018 – Site revisited to check for compliance with Notices. 11/09/2018 – Case referred back to Legal Department for further action to be considered. 11/10/2018 – Court hearing at the High Court in relation to the steps remain on the 2014 Enforcement Notice/ Injunction granted. Two months for compliance (11/12/2018). 01/11/2018 – Court Hearing at the High Court in relation to the 2010 Enforcement Notice. Injunctive 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>remedy sought. Verbal update to be given.</p> <ul style="list-style-type: none"> • Injunction granted. Three months given for compliance with Enforcement Notices served in 2010. • 13/12/2018 – Site visit undertaken in regards to Injunction served for 2014 Notice. No compliance. Passed back to Legal for further action. • 04/02/2019 –Site visit undertaken to check on compliance with Injunction served on 01/11/2018 • 26/02/2019 – case passed to Legal for further action to be considered. Update to be given at Planning Committee • High Court hearing 27/03/2019, the case was adjourned until the 03/04/2019 • 03/04/2019 - Officers attended the High Court, a warrant was issued due to non-attendance and failure to provide medical evidence explaining the non- 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>attendance as was required in the Order of 27/03/2019.</p> <ul style="list-style-type: none"> • 11/04/2019 – Officers returned to the High Court, the case was adjourned until 7 May 2019. • 07/05/2019 – Officers returned to the High Court. A three month suspended sentence for 12 months was given and the owner was required to comply with the Notices by 03/09/2019. • 05/09/2019 – Site visit undertaken; file passed to Legal Department for further action. • Court date arranged for 28/11/2019. • 28/11/2019 - Officers returned to the High Court. A new three month suspended sentence for 12 months was given and the owner was required to comply in full with the Injunctions and the Order of the Judge by 31/01/2020 • Site visited. Case currently with the Council's Legal Team for assessment. 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
EN/09/0305	18/07/2013	South	Park Farm, Chapel Road, Bucklesham	Storage of caravans	<ul style="list-style-type: none"> • Authorisation granted to serve Enforcement Notice. • 13/09/2013 -Enforcement Notice served. • 11/03/2014 – Appeal determined - EN upheld Compliance period extended to 4 months • 11/07/2014 - Final compliance date • 05/09/2014 - Planning application for change of use received • 21/07/2015 – Application to be reported to Planning Committee for determination • 14/09/2015 – site visited, caravans still in situ, letter sent to owner requesting their removal by 30/10/2015 • 11/02/2016 – Site visited, caravans still in situ. Legal advice sought as to further action. • 09/08/2016 – Site re-visited, some caravans re-moved but 20 still in situ. Advice to be sought. 	April 2021

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Further enforcement action to be put on hold and site to be monitored • Review in January 2019 • 29/01/2019 - Legal advice sought; letter sent to site owner. • 18/02/2019 – contact received from site owner. • 04/04/2019 – Further enforcement action to be placed on hold and monitored. • Review in April 2021. 	
ENF/2014/0104	16/08/2016	South	Top Street, Martlesham	Storage of vehicles	<ul style="list-style-type: none"> • 23/11/2016 – Authorisation granted to serve an Enforcement Notice • 22/03/2017 – Enforcement Notice served. Notice takes effect on 26/04/2017. Compliance period is 4 months. • 17/07/2017 – Enforcement Notice withdrawn and to be re-served • 11/10/2017 – Notice re-served, effective on 13/11/2017 – 3 months for compliance • 23/02/2018 – Site visited. No compliance with Enforcement 	31/07/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>Notice. Case to be referred to Legal Department for further action.</p> <ul style="list-style-type: none"> • Notice withdrawn • 09/07/2018 – Notice reserved, compliance date 3 months from 06/08/2018 (expires 06/11/2018) • 01/10/2018 - PINS has refused to accept Appeal as received after the time limit. • Time for compliance is by 06/12/2018 • Site visit to be completed after the 06/12/2018 to check for compliance with the Notice • 07/12/2018 – Site visit completed, no compliance, case passed to Legal for further action. • 17/01/2019 – Committee updated that Enforcement Notice has been withdrawn and will be re-served following advice from Counsel. • 21/02/2019 – Authorisation granted by Committee to serve an Enforcement Notice. Counsel has advised that the Council give 30 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>days for the site to be cleared before the Notice is served.</p> <ul style="list-style-type: none"> 01/04/2019 – Enforcement Notice served. 28/05/2019 – Enforcement Appeal has been submitted to the Planning Inspectorate. Start date has now been received, Statements are due by 12/12/2019. Awaiting Planning Inspectorate Decision 	
ENF/2016/0292	11/08/2016	South	Houseboat Friendship, New Quay Lane, Melton	Change of use of land	<ul style="list-style-type: none"> 11/08/2016 – Authorisation granted to serve Enforcement Notice with an 8 year compliance period. Enforcement Notice to be drafted Enforcement Notice served on 20/10/2016, Notice effective on 24/11/ 2016 – 8 year compliance period (expires 24/11/2024). 	24/11/2024
ENF/2016/0425	21/12/2016	North	Barn at Pine Lodge, Hazels Lane, Hinton	Breach of Condition 2 of PP C/09/1287	<ul style="list-style-type: none"> EN served on 21/12/2016 Notice becomes effective on 25/01/2017 Start date has been received. 	30/06/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>Public Inquiry to be held on 08/11/2017</p> <ul style="list-style-type: none"> • Enforcement Appeal to be re-opened Public Inquiry set for 15/05/2018. • 06/06/2018 – Appeal dismissed. Three months for compliance from 06/06/2018 (expires 06/09/2018). • Site visit to be conducted once compliance period has finished. • 09/10/2018 – Site visit conducted, no compliance with Enforcement Notice. Case to be referred to Legal Services for further action. • Site visit due on 07/01/2019. • 07/01/2019 – Site visit undertaken, no compliance with Notice. Case referred back to Legal Services for further action. • 26/02/2019 – Update to be given at Committee. • Awaiting update from Legal. • 07/05/2019 – Officers returned to the High Court to seek an Injunction for failure to comply with the Enforcement Notice. An 	

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>Injunction was granted and the owner is required to comply with the Injunction by 03/09/2019</p> <ul style="list-style-type: none"> • 05/09/2019 – Site visit undertaken, case file passed to Legal Department for further action. • Court date arranged for 28/11/2019 • 28/11/2019 - Officers returned to the High Court. A new three month suspended sentence for 12 months was given and the owner was required to comply in full with the Injunctions and the Order of the Judge by 31/01/2020. • Site visited. Case currently with the Council's Legal Team for assessment. 	
ENF/2017/0170	21/07/2017	North	Land Adj to Oak Spring, The Street, Darsham	Installation on land of residential mobile home, erection of a structure, stationing of containers and portacabins	<ul style="list-style-type: none"> • 16/11/2017 – Authorisation given to serve EN. • 22/02/2018 – EN issued. Notice comes into effect on 30/03/2018 and has a 4 month compliance period • Appeal submitted. Awaiting Start date 	31/08/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> • Appeal started, final comments due by 08/02/2019. • Waiting for decision from Planning Inspectorate. • 17/10/2019 – Appeal Decision issued by PINS. Enforcement Notice relating to the Use of the land quashed and to be re-issued as soon as possible, Notice relating to the operational development was upheld with an amendment. • 13/11/2019 – EN served in relation to the residential use of the site. Compliance by 13/04/2020 • Site visited. Case conference to be held • Appeal received in relation to the EN for the residential use 	
ENF/2015/0279 /DEV	05/09/2018	North	Land at Dam Lane Kessingland	Erection of outbuildings and wooden jetties, fencing and gates over 1 metre adjacent to highway and engineering operations amounting to the formation of a lake and soil bunds.	<ul style="list-style-type: none"> • Initial complaint logged by parish on 22/09/2015 • Case was reopened following further information on the 08/12/2016/ • Retrospective app received 01/03/2017. • Following delays in 	05/08/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<p>information requested, on 20/06/2018, Cate Buck, Senior Planning and Enforcement Officer, took over the case, she communicated and met with the owner on several occasions.</p> <ul style="list-style-type: none"> • Notice sever by recorded delivery 05/09/2018. • Appeal has been submitted. Awaiting Start date. • Start letter received from the Planning Inspectorate. Statement due by 30/07/19. • Awaiting Planning Inspectorate Decision • Appeal dismissed. Compliance with both Notices by 05/08/2020 	
ENF/2018/0057	15/11/2018	North	The Stone House, Low Road, Bramfield	Change of use of land for the stationing of chiller/refrigeration units and the installation of bunds and hardstanding	<ul style="list-style-type: none"> • Enforcement Notices served on 10/12/2018 • Notice effective on 24/01/2019 • 3 months given for compliance • Appeal submitted awaiting Start Date. 	13/08/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
					<ul style="list-style-type: none"> Start letter received from the Planning Inspectorate. Statement due by 30/07/19. Awaiting Planning Inspectorate Decision Appeal dismissed and amended. Compliance with both Notices by 13/08/2020 	
ENF/2018/0276	23/11/2018	North	Bramfield Meats, Low Road, Bramfield	Breach of Condition 3 of planning permission DC/15/1606.	<ul style="list-style-type: none"> Breach of Condition Notice served Application received to Discharge Conditions Application pending decision 	30/06/2020
ENF/2018/0330 /LISTM	17/05/2019	North	Willow Farm, Chediston Green, Chediston	Unauthorised double glazed windows installed into a Listed Building	<ul style="list-style-type: none"> Listed Building Enforcement Notice served on 17/05/2019. Notice takes effect on 20/06/2019. Three months for compliance Appeal has been submitted, awaiting a start date. Start date now received by the Council, Statements due by 12/12/2019 Awaiting Planning Inspectorate Decision 	30/07/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
ENF/2018/0543 /DEV	24/05/2019	North	Land at North Denes Caravan Park The Ravine Lowestoft	Without planning permission operational development involving the laying of caravan bases, the construction of a roadway, the installation of a pumping station with settlement tank and the laying out of pipe works in the course of which waste material have been excavated from the site and deposited on the surface.	<ul style="list-style-type: none"> • Temporary Stop Notice Served 02/05/2019 and ceases 30/05/2019 • Enforcement Notice served 24/05/2019, comes into effect on 28/06/2019 • Stop Notice Served 25/05/2019 comes into effect 28/05/2019. • Appeal has been submitted. Awaiting Start date. 	30/08/2020
ENF/2018/0385 /COND	01/08/2019	North	28 Beverley Close Lowestoft	Breach of condition 2 & 3 of DC/15/2586/FUL	<ul style="list-style-type: none"> • Breach of Condition Notice served 01/08/2019. • DC/19/4557/VOC Planning application submitted 21/11/2019 • Application refused 15/01/2020 • Currently within appeal period. • Application received DC/20/1387/AME to amend roof material. 	03/05/2020

LPA Reference	Date of Authorisation (Panel/ Delegated)	North/South	Location	Breach	Status	Date by which Compliance Expected (or Prosecution Date)
ENF/2019/0272 /DEV	16/08/2019	South	Rosery Cottage Barn, Lodge Road, Great Bealings	Change of use of a building	<ul style="list-style-type: none"> Enforcement Notice served 16/08/2019. Appeal submitted, awaiting start letter. 	30/08/2020
ENF/2019/0391 /SEC215	26/11/2019	North	46 Wissett Way Lowestoft	Untidy Site	<ul style="list-style-type: none"> Notice served 26/11/2019 Compliance visit to be conducted when possible. 	27/03/2020
ENF/2019/0320 /USE	05/12/2019	North	Boasts Industrial Park, Worlingham	Change of use	<ul style="list-style-type: none"> Enforcement Notice served 05/12/2019 Enforcement Appeal submitted, awaiting Start Letter from PINS 	10/05/2020
ENF/2018/0090 /DEV	10/12/2019	South	Dairy Farm Cottage, Sutton Hoo	Erection of a summer house	<ul style="list-style-type: none"> Enforcement Notice served 10/12/2019 Awaiting site visit to check on compliance 	30/06/2020
ENF/2015/0214 /MULTI	17/01/2020	South	98 Tangham Cottages, Tangham	Change of use of land and building for business, residential and holiday let purposes	<ul style="list-style-type: none"> 17/01/2020 – Enforcement Notice served. Appeal received. Statements due by 27/04/2020 	30/08/2020

Committee Report

Planning Committee - 19 May 2020

Application no DC/19/4368/FUL

Location

Rugby Club House
Old Lane
Lowestoft
NR32 5HE

Expiry date 12 January 2020

Application type Full Application

Applicant Tredwell Developments Ltd

Parish Corton

Proposal Change of access arrangements to the entrance to Gunton Park.

Case Officer Melanie Seabrook

01502 523023

Melanie.Seabrook@east Suffolk.gov.uk

1. Summary

- 1.1 The application seeks alterations to an existing vehicular access from the Lowestoft and Great Yarmouth Rugby Club site to Old Lane/The Woodlands.
- 1.2 The application is presented to North Area Planning Committee, at the request of Head of Planning and Coastal Management, because of the significant level of local interest and it is an application that has implications for the relocation of the rugby club, a policy in the Local Plan, that would be funded by a housing development on the current site.

Case for Development

- 1.3 Whilst this proposal does not include any residential re-development of the Rugby Club site, the access works proposed could facilitate the future delivery of the housing proposed through the allocation in the local plan (WLP2.20); in any case, the proposal will improve access to the existing Rugby Club site for all users in accordance with the sustainable transport objectives of policy WLP8.21 and the NPPF. There would not be any harmful impact on living conditions for local residents. Officers have had due regard to the concerns raised by local residents but, assessing the proposal on its merit, there are no material

grounds to withhold a grant of planning permission. The proposal is considered acceptable in accordance with the relevant policies of the East Suffolk (Waveney) Local Plan (Local Plan).

2. Site description

- 2.1 The rugby club is located on Old Lane, Corton which in turn is accessed off Corton Long Lane. The area is residential in nature with dwellings being set in generous curtilages which generates a high quality and aesthetically pleasing character to the area.
- 2.2 The existing rugby club site is allocated within the Local Plan (Policy WLP2.20 - Gunton Park, off Old Lane, Corton) for the residential development of approximately 65 dwellings and open space. The proposed amended access covers a portion of land which is closest to the existing point of entry, which is flat and currently used to access both Gunton Park Mews, a modern residential development of the former tennis court area of the club; and the existing Rugby Club car park.
- 2.3 There are a number of trees on the land, all of which are subject to Tree Preservation Orders and covered by TPO 403 which was made in 2010 and which covers the trees within the existing car parking area and those along the left hand side of the boundary, bordering along the footpath, separating this site from Gunton Hall.
- 2.4 There is a previous and, as yet undetermined, application on the Rugby Club site (ref. DC/16/4850/OUT). This application remains undetermined because it suggested redevelopment on a scale anticipated by the policy, but without the site for a relocation scheme for the rugby club facility being included or progressed. The re-location of this key facility is an important aspect of any future residential development of the Rugby Club site, and officers are continuing to liaise with the Rugby Club on a potential re-location.

3. Proposal

- 3.1 This application is to construct a short section of highway to an adoptable standard sufficient for the current use of the Rugby Club site. The total length of the section of highway and access road would be in the region of 90 metres long. The existing access is somewhat rudimentary and on match days, or when there is intensified use of the club, this can become congested. The new access would be slightly to the north of the existing, in an arced form around the frontage to 10 Old Lane.
- 3.2 Nevertheless, if and when the Rugby Club is relocated to an alternative site, the access proposed in this application would be to an adoptable standard and suitable for residential development as allocated in the Local Plan. However, the proposal is also designed to provide improved access to the Rugby Club and the existing housing in Gunton Park Mews irrespective of any potential future re-development.
- 3.3 The proposed works to the access will require the removal of: one large Oak tree; some shrubs; one other tree (marked T1 and T2 on the submitted amended plans 1939/100/P3); and the domestic garage built in the frontage of 10 Old Lane. No. 10 was bought by the Rugby Club some years ago and redeveloped to allow part of the site to be given over to

better highway access in conjunction with the construction of the dwellings on Gunton Park Mews.

- 3.4 The proposed works include a slight widening of the access, road markings, and proper surfacing. There will be some impact on the existing cycle and pedestrian path in front of some of the dwellings on Old Lane, however the works have been agreed with SCC Highways and PROW officers and will offer some limited benefits to visibility and access/exit across the front of the Rugby Club site.

4. Consultations/comments

- 4.1 40 representation letters and emails of objection were received in relation to the original plans and a further 14 received in relation to the amended plans (many of whom commented on the original plans). The key concerns raised in those letters (inter alia) are summarised, with the material planning considerations listed first and non-material planning considerations listed second:

Material Planning Considerations

- The junction between The Woodlands and Old Lane is unsafe because of lack of visibility in both directions.
- There will be hazard at Old Lane and the Old Lane/Corton Long Lane junction.
- Vehicles from the direction of Corton Long Lane frequently drive across the path of vehicles coming from The Woodland because they fail to see them.
- There are tall boundary hedges restricting vision.
- Heavy lorries (relating to construction work) will create danger. Fatal accidents have occurred on this road.
- Larger vehicles will find the proposed access difficult and need to reverse out.
- Vision splays proposed are sub-standard.
- The land around the access to the Rugby Club regularly floods, and the new road will be ice covered.
- The proposal reduces space available for parking within the club grounds and will lead to further match day on street parking.
- Other parts of the estate will not be safe for children at the bus stop and the proposal will impact on traffic at the kindergarten on Long Lane. The on-road parking for the kindergarten already causes traffic delays and danger.
- We object to the removal of the trees and loss of birds, other wildlife and landscape value.
- Newts might be present.
- Removal of trees will lead to glare from vehicles causing residential amenity loss.
- The change of priorities at the junction of Woodlands and Old Lane is objected to as likely to cause delay.
- The route is a cycle path that will be adversely affected.
- The Waveney Local Plan strategy requires decisions ensure communities are safe and healthy.

Non-Material Planning Considerations

- Old Lane is private and the joint responsibility of all residents.

- The proposal will affect private rights of way.
- Permission to alter these rights will not be given.
- Denial of access is a Human rights issue.
- The Council cannot grant a permission as this would affect these rights.
- The access is only to the Rugby Club and not a proposed housing estate, generating an estimated 130+ cars, this is a doubling of use. (Various traffic generation figures have been stated, some without timeframes) This will be a hazard.
- Congestion at the Rugby Club during games occurs outside the peak times for other traffic whereas housing will add to rush hour traffic.
- According to the speed camera 100,000 vehicles used Corton Long Lane during the month of October.
- Corton Long Lane is an unlit, and a 30mph speed restricted road, where vehicles often exceed this (the average is 35mph, the highest recorded is 80mph).
- There is only one footpath on Corton Long Lane and it is narrow and unsuitable for mobility scooters.
- A decision was taken in 1990 to refuse redevelopment of the Rugby club citing the access onto Corton Long Lane as dangerous. There will be cumulative impact on traffic in combination with the 1400 homes in the garden village.
- This will add traffic to the A47 requiring more speed restrictions and increasing commuting times.
- Sat nav systems will be confused. Wheelie bins left by the roadside will block vision.
- If the housing doesn't proceed the change will not be needed making this proposal premature.
- Access should be in whole or in part, off the A47.
- Potential access is owned by a club member.
- There will be drives dangerously close to the proposed new junction, reversing our car and our five childrens future cars will be dangerous.
- This is for financial gain alone. Residents' property value will unfairly drop.
- Those governing the club are property developers.
- It is noted that the loss of the tennis courts was justified at that time by the investment that would be able to occur in the club.
- The further relocation suggested should not be permitted and the existing site upgraded with the Taylors Farm site used to increase the size of the Garden Village.
- There has been no proper consultation by the Rugby Club and this is contrary to the 'Waveney Sustainable Community Strategy.'
- This is an underhand way to access the paddocks as well.
- The Rugby Club is in decline and the committee has encouraged decline to argue for development.
- In 2005 the club pledged to stay at their current site for the foreseeable future.
- The District Council consultation has been limited and appears to be such by intent.
- Matters relating to future development are mentioned in the description so should be considered now.
- Was highways considered during the allocation of the site for housing? We have seen no evidence of this so we are very doubtful as to the capacity and suitability of the access for residential purposes. This should not be considered until further evidence is made available.

4.2 One comment in support of the improvement to the Woodlands to Old Lane junction.

Consultees
Parish Council

Consultee	Date consulted	Date reply received
Corton Parish Council	18 November 2019	9 December 2019
<p>Summary of comments:</p> <p>At the Parish Council's monthly meeting, 5th Dec, we received a number of objections to this proposal based upon the following:-</p> <p>Disappointment that the only access road into the new development will be via Old Lane leading from Corton Long Lane. This will mean an unwelcome increase in traffic from the A47 into Corton Long Lane, which is an unlit, narrow and busy residential road, with a history of speeding traffic and which has obstructed line of sight due to overgrown trees and bushes.</p> <p>Traffic accessing the new site will have to turn in and out of the junction, bordering Corton Long Lane and Old Lane, which will be dangerous and present a health and safety risk.</p> <p>Traffic is already using Corton Long Lane as an alternative route into and out of Gunton and Lowestoft in order to avoid the A47, in particular the Tesco roundabout, Denes School and surrounding area. Surely a better route could be directly from the A47</p> <p>There will also be a new junction created where Old Lane and The Woodlands meet, this is causing concern as there are already blind spots here. Therefore, would it not be more logical to have a spur off the existing road to service the new development</p> <p>Trees will need to be felled which could affect the boundaries of neighbouring properties.</p> <p>The new North Lowestoft village development may also have access via Corton Long Lane, almost opposite Old Lane saturating the area and creating a real problem, given that there is already a preschool in this area, which frequently has vehicles parked outside, whilst parents drop off or pick up their children.</p> <p>We are surprised that this application has been submitted prior to the final housing plans. Surely, the road should be considered alongside the development and not in isolation, as there may need to be amendments and alterations later that would also impact the neighbouring area.</p> <p>We think the Planning Committee must undertake a site visit before considering this application.</p>		

Consultee	Date consulted	Date reply received
Lowestoft Town Council	25 February 2020	27 November 2019
<p>Summary of comments:</p> <p>Thank you for consulting Lowestoft Town Council on this application. The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 26</p>		

November 2019. It was agreed to recommend approval of the application subject to comments from the Highways Authority. The Committee would ask that the proposed development has minimal impact on existing trees and that new trees are planted as necessary.

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	18 November 2019	2 December 2019
Summary of comments: No objections subject to the imposition of appropriate conditions.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	18 November 2019	3 December 2019
Summary of comments: Comments recorded within the report.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	18 November 2019	No response
Summary of comments: No response received.		

Re-consultation consultees

Consultee	Date consulted	Date reply received
Corton Parish Council	25 February 2020	No response
Summary of comments: No further comments received in relation to amended plans.		

Consultee	Date consulted	Date reply received
Lowestoft Town Council	14 January 2020	5 February 2020
Summary of comments: The Planning and Environment Committee of Lowestoft Town Council considered this application at a meeting on 4 February 2020. It was agreed to recommend approval of the application as it is in		

line with the Waveney Local Plan policy (WLP2.20) The Committee would ask that the proposed development has minimal impact on existing trees and that new trees are planted as necessary.

5. Publicity

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

Category	Published	Expiry	Publication
Public Right of Way Affected	29 November 2019	20 December 2019	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Public Right of Way Affected	29 November 2019	20 December 2019	Lowestoft Journal

6. Site notices

General Site Notice	Reason for site notice: In the Vicinity of Public Right of Way; Tree Preservation Order Date posted: 21 November 2019 Expiry date: 12 December 2019
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7. Planning policy

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that where in making any determination under the planning Acts, if regard is to be had to the development plan, then determination shall be made in accordance with the plan unless material considerations indicate otherwise. The relevant planning policies are listed below and the NPPF is a material policy consideration.

WLP2.20 - Gunton Park, Off Old Lane, Corton (East Suffolk Council - Waveney Local Plan (March 2019)

WLP8.21 – Sustainable Transport (East Suffolk Council – Waveney Local

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan (March 2019)

National Planning Policy Framework (2019) paragraph 109

8. Planning Considerations

Principle of Development

8.1 Policy WLP2.20 relates to Land at Gunton Park, off Old Lane, Corton. This site allocation policy covers 3.85 hectares of land, as identified on the Local Plan Policies Map, and is

allocated for a residential development of approximately 65 dwellings and open space. This policy requires that development should not take place until a replacement site, of a larger size and higher quality, for the provision of rugby playing pitches and cricket pitches has been agreed and delivered.

- 8.3 The policy goes on to specify that vehicular access should be off Old Lane, and that improvements to the current access will be required.
- 8.4 Policy WLP8.21 covers sustainable transport and promotes, amongst other things, use of sustainable modes of transportation, and development that is acceptable in terms of highways safety.
- 8.5 Policy WLP8.29 (Design) requires, amongst other things, that development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness.
- 8.6 This application is a stand-alone proposal for works to a highway at the entrance point to the Rugby Club site, which must be considered on its merits. Officers note that the whole Rugby Club site is outlined in red on the submitted plan, however the works proposed are actually limited to the forming of a new and improved access point and partial roadway.
- 8.7 The application, as first submitted, referenced the future residential development of the site in the description of development and, therefore, some objections received addressed that part of the description. However, the description of development has been clarified and formally amended, by the applicant, to accurately cover the proposed development of works to the access arrangement. Matters relating to construction traffic and traffic generated by occupation of a potential housing development cannot be considered within this application. Any subsequent application for residential development will be subject to separate consultation, scrutiny and reporting by the local planning authority. Notwithstanding, the acceptability of the site for housing – including its accessibility – was considered by the examining Inspector of the Local Plan and the allocation policy WLP2.20 found to be sound and hence the allocation is included in the Local Plan.
- 8.8 Construction traffic associated with the proposed adjustment of the entrance has been raised by some local residents, and this is a material consideration. However, given the limited extent of the proposed works, the associated construction traffic would be relatively minor and parking for such traffic can easily be accommodated within the Rugby Club parking area. Officers do not consider that further details are required in the form of a Construction Site Management Plan, but that could be secured by planning condition if members consider this to be required and are minded to grant permission.

Highways Safety and Sustainable Transport

- 8.9 In terms of highways safety (the main issue to consider) Suffolk County Highways Authority are a statutory consultee and raise no objection to the proposed development.
- 8.10 Woodlands to Old Lane is shown as altered priority removing the current hazard created when proceeding into Old Lane or the Rugby Club where poor vision creates right turn

conflict. The proposal includes uncontrolled pedestrian crossings over The Woodlands, with full face kerbing to tie in with the existing footway.

- 8.11 Existing National Cycle Route 7 (“the cycle route”) runs along Old Lane, past the Rugby Club. At the point of access into the Rugby Club, a minor diversion of the cycle route would be required, creating an arced form into the Rugby Club site, and then back out onto Old Lane. This would cross over the existing right of way for numbers 1, 2, 3 & 4 Gunton Park Mews and 10 Old Lane; the asphalted surface of this right of way would remain unchanged.
- 8.12 The access route into the Rugby Club would be a hard surfaced 5.5 metre wide road from Old Lane, curving into the existing car park and terminating at about 65 metres in length. Either side of the access road, there would be 2.5-metre-wide cycleways/footways. On the north side of the access road, the footway/cycleway would then continue around the frontage of 10 Old Lane and then tie in with the existing footway/cycleway on Old Lane.
- 8.13 The proposed works will improve the existing access and layout situation around the Old Lane, The Woodlands, and Rugby Club junctions. The creation of footways/cycleways will create legible and safer routes for other modes of transport. The hard surfacing and layout markings will reduce conflict between users with each route type much clearer and legible. The minor diversion of the cycle route will not detract from its use. In the aggregate, the works will serve to offer much improved and safer access for all users of the Rugby Club, and also for motorists, cyclists and pedestrians accessing Gunton Park Mews, Old Lane, and The Woodlands. The proposal therefore meets the sustainable transport objectives of policy WLP8.21 and the NPPF.

Residential Amenity

- 8.14 It is considered that there is no direct harmful impact from the proposal on neighbouring living conditions. Whilst it is accepted that a future housing development may cause a change in the relationship between land uses, any application for such development will need to be considered in terms of its amenity impact; however, the access works proposed within this application are not likely to cause amenity harm. Arguably, the improvements to the overall site access arrangement will be an enhancement and offer safer pedestrian accessibility in this location, with upgrades to the vehicular access making the route more legible and accessible for motorists. The proposal will reduce localised conflict between pedestrians, cyclists, and motorists. Thus, there is no conflict with the amenity objectives of policy WLP8.29 (Design).

Impact on Trees

- 8.15 In terms of tree removal, these works are required to facilitate the access proposals; however, there is no objection from officers (including the Council’s Arboricultural and Landscape Officer) to the loss of these protected trees. It should be noted that the loss of the Oak near the entrance has already been permitted in a previous consent as a result of its current poor condition (DC/14/0405/TPO). While the proposed removal of the large Oak in the middle of the car park is regrettable at face value, the Oak tree itself is suffering greatly from dieback and retrenchment and this is most likely to be caused by the ground compaction around it. Given its condition, the loss of this second Oak is considered

acceptable. The proposed tree works is considered acceptable in terms of visual amenity impact in accordance with WLP8.29 (Design).

Matters Arising from Public Consultation

- 8.16 In section 4 of this report the responses to public consultation are summarised. As detailed, a number of the matters raised by local residents are not material to the proposal under consideration, which is for works to the vehicular access arrangement and connecting highway. Much of the local objection focusses on the potential, future housing development of the site rather than the specific works proposed within this application.
- 8.17 Where material matters of objection have been raised, they have been duly considered by officers within this report. There are comments regarding the unsafe nature of the road layout and vehicle access, with concerns over limited visibility for motorists in the locality and conflict between modes of transport. As set out, officers consider that the proposals will improve these issues and result in a safer access and road layout in accordance with the Local Plan sustainable transport objectives to promote safe and suitable access for all users. That the improved access works would result in some loss of parking within the Rugby Club car park is outweighed by the overall enhancement to the access and road layout. The more legible routes into the site and footway/kerbing works may even encourage more pedestrian travel to-and-from the site, reducing on-road parking on match days.
- 8.18 There is also some local concern over the impact of the development on ecological habitats and trees. However, officers have set out in paragraph 8.15 why the loss of those trees is accepted, in this instance. The site is largely cleared and used for car parking/vehicle access, therefore it does not have significant ecological value and the proposal would not cause harm to any protected species or habitats.
- 8.19 There is also a concern that the formalised access route would generate surface water that could ice over in winter months. The recommended condition number 3 requires, amongst other things, that details of the surface water drainage strategy is submitted and approved by the Local Planning Authority prior to the commencement of development.

9. Conclusion

- 9.1 Whilst this proposal does not include any residential re-development of the Rugby Club site, the access works proposed could facilitate the future delivery of the housing allocation WLP2.20; in any case, the proposal will improve access to the existing Rugby Club site for all users in accordance with the sustainable transport objectives of policy WLP8.21 and the NPPF. There would not be any harmful impact on local living conditions. Officers have had due regard to the concerns raised by local residents but, assessing the proposal on its merit, there are no material grounds to withhold a grant of planning permission. The proposal is considered acceptable in accordance with policy, and officers recommend that permission be granted.

10. Recommendation

Approve with Conditions.

11. 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 amended access layout shall be laid out and completed in all respects in accordance with Drawing No. 1939/100/P3. 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.

3. Before the permitted works are commenced, details of the roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

Informatives:

1. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

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.

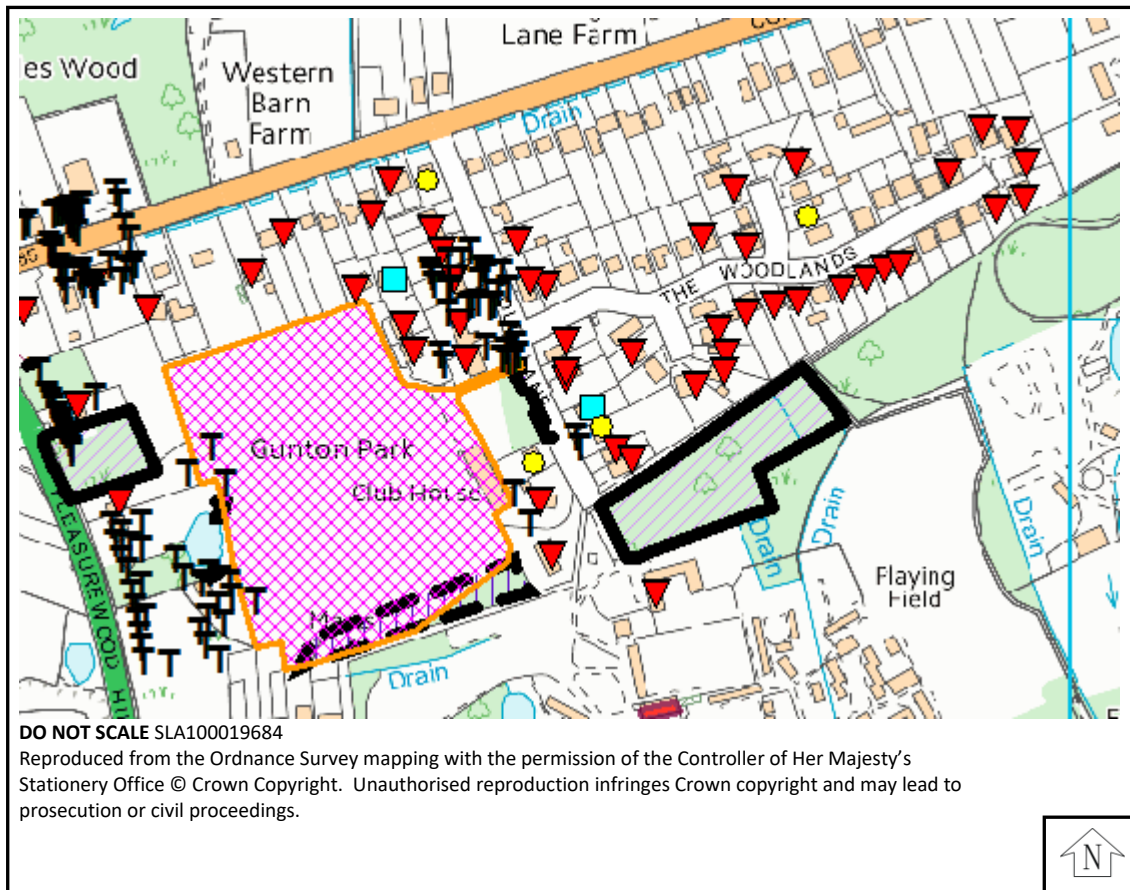
Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

2. 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.





Background information

See application reference DC/19/4368/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q0LQFSQXFWH00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support

Committee Report

Planning Committee - 19 May 2020

Application no DC/18/4429/ARM

Location

Part Land Surrounding Waveney
Valley Pool
St Johns Road
Bungay
Suffolk
NR35 1PH

Expiry date 23 January 2019 (Extension of time agreed until 30 June 2020)

Application type Approval of Reserved Matters

Applicant Cripps Developments Ltd

Parish Bungay

Proposal Approval of Reserved Matters of DC/14/4193/OUT - Outline Application with all matters reserved apart from access for up to 150 new dwellings (including affordable housing), associated infrastructure, open space and up to 3ha of employment land (comprising uses within use class B1 (including starter units) and use class B2) - Access, appearance, landscaping, layout and scale for the development of 150 dwellings (including affordable housing).

Case Officer Iain Robertson
(01502) 523067
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1. Summary

- 1.1 The application seeks approval of reserved matters following the grant of outline planning permission in 2016 (Ref: DC/14/4193/OUT) for the development of *"Outline Application with all matters reserved apart from access for up to 150 new dwellings (including affordable housing), associated infrastructure, open space and up to 3ha of employment land (comprising uses within use class B1 (including starter units) and use class B2)"* on land surrounding Waveney Swimming Pool situated on the South side of Bungay.

- 1.2 This application relates to the residential phase of the development (150 dwellings) which also includes 3 no. B1 units. The matters under consideration relate to the detailed design of the development in terms of access, layout, appearance, landscaping and scale. Access was partially considered during the outline application in so far as the vehicular access to the site already exists and the suitability of this was found to be acceptable. Access to the employment phase of the development was also dealt with at outline stage.
- 1.3 Since the grant of planning permission and during the process of considering this application a new local plan covering the former Waveney Area of East Suffolk Council has been adopted which allocates this and adjacent land for the purposes of residential development and employment uses within Policy WLP5.2.
- 1.4 This application is before the Planning Committee as the application was deferred from both the Planning Advisory Panel of the 21 April 2020 and prior to that from the planning committee of 20 February 2020.

Case for Development

- 1.5 Additional information has been provided in support of the application following the initial deferral in the form of a sketch masterplan for allocation WLP5.2 showing how a Local Distributor Road could serve the wider allocation, which was a concern of the planning committee. A phasing plan for the application site has also been provided which shows how it is intended to deliver this first phase of housing.
- 1.6 This information was presented to the Planning Advisory Panel but there was some residual concern regarding access arrangements to the wider allocation and over the potential for conflict between construction traffic, new residents and users of the leisure centre (See Appendix A – ‘Decision Record’). Since this further deferral, consideration has been given to the prospect of providing of a secondary haul road access from St. Johns Road to the South East of the leisure centre, which could be required by condition together with a Construction Management Plan. Specific details were not available at the time of writing this report, but the conditions are set out within the recommendation to secure that detail.
- 1.7 Officers consider that the additional information provided, and also the recommended conditions, addresses those concerns from previous meetings.
- 1.8 Overall, the design of the proposal is considered to be acceptable and complies with the requirements of the Local Plan and demonstrates how development could come forward on other areas of this allocation which are reliant on access over this land. Furthermore, Suffolk County Council as Highways Authority are satisfied with the access arrangements previously put forward to serve the wider allocation. The proposal accords with the relevant policies of the Local Plan and, in the view of officers, there are no material grounds to withhold a grant of planning permission. The application is recommended for approval.

2. Site description

- 2.1 The site is situated on the South East side of Bungay currently used as arable farmland which abuts existing residential development on Kings Road to the North of the site. The site covers an area of 5.49 hectares.

- 2.2 On the frontage of the site, slightly removed from the residential development to the North West, lies the Bungay swimming pool. Access is gained from St. Johns Road to the swimming pool site which is the proposed access route into the application site.
- 2.3 From St. Johns road to the South West the land rises gently to the back of the site and to the other side of St. Johns Road to the North East the land falls into the valley before rising up the other side. Along the South Western side of the site is the high point of the site and is bounded by a native species hedge, part of this boundary is shared with Bungay High School and sixth form centre. A pond lies on the western edge of the site, this is little more than the meeting of two ditches, containing only a small amount of water in a deepened section, much woody debris and discarded rubbish. It is largely overgrown by the adjoining hedgerow. Other than this there are no other natural features on the site.
- 2.4 To the South Eastern side of the site and separated from the site by St. Johns Road is Dukes Farm which comprises a group of Grade II listed buildings.

3. Proposal

- 3.1 The application is for the Approval of Reserved Matters following the grant of outline planning permission Ref: DC/14/4193/OUT for the development of 150 dwellings (including affordable housing).
- 3.2 The following reserved matters are being considered within this application:
- Access;
 - Layout;
 - Appearance;
 - Landscaping; and
 - Scale.
- 3.3 The application proposes a range of property types from one bedroomed flats to four-bedroom detached houses. The majority of properties are two storeys in height with a number of single storey properties throughout the site. The design approach is properties of traditional design and character predominantly using brick facing material and clay pantile and, to a lesser extent, render with slate tiles.
- 3.4 There are four areas of open space throughout the site which vary in size and function. Pedestrian and cycle links are created through the site to connect the site to existing residential areas and services and facilities in the area.
- 3.5 A surface water storage basin is provided on land to the East of this site. This application is therefore also associated with application Ref: DC/18/5082/FUL which proposes an 'option 2' location for the surface water storage basin which forms part of the drainage strategy for this site.

4. Consultations/comments

- 4.1 Six letters of Objection have been received raising the following material planning considerations (inter alia):
- Overdevelopment

- Impact on local services; already stretched
- Infrastructure not suitable
- It has not been demonstrated that the highways network proposed on this site is sufficient to deliver the remainder of allocation 5.2
- Poor pedestrian and cycle links
- Not demonstrated that refuse storage is sufficient.
- Not clear if the size of parking spaces is acceptable.
- No masterplan as required by Policy WLP5.2
- Car parking inadequate
- Access inadequate
- Impact on amenity of properties on Northern boundary due to closeness of properties
- Impact on wildlife

5. Consultees

Bungay Town Council

Consultee	Date consulted	Date reply received
Town Council	1 November 2018	14 November 2018
Summary of comments: Strongly objects - See full details on file		

Consultee	Date consulted	Date reply received
Town Council	2 October 2019	25 October 2019
<p>With reference to the above planning application, you may recall that we discussed our concerns regarding this application in December 2018 prior to submitting our comments on the proposed development on 17th December 2018 and discussed the matter further in January 2019 after Cripps Development submitted modified drawings. We feel it appropriate to observe that many of the original concerns expressed in our letter of 17/12/018 have yet to be addressed and wish to submit the following comments relating to the current development proposals.</p> <p>We should also note that BTC Councillors and the Town Clerk met with the Landowner Mr T. Basey-Fisher and representatives of Cripps Development and ASD Architects on 21/10/2019 to discuss the present application. These informal talks have informed our understanding of changes to the site layout, although in evaluating this application we have also referred to all documentation in the public domain in addition to:</p> <ul style="list-style-type: none"> • The preceding outline planning application for this site (DC/14/4193/OUT), • The New Waveney Local Plan – Modifications and additional modifications Policy 5.2 (December 2018) • The Addendum to Sustainability Appraisal Report of the Waveney Local Plan Policy 5.2 (December 2018) • Waveney Local Plan modifications and Annex – Policy 5.2 (Examiner – 21 November 2018) 		

In relation to the above we take specific note of the requirement by the Inspector (Local Plan examination) under policy 5.2 that 'A detailed Masterplan informed by on-going engagement with the community should be prepared and submitted as part of any full or outline planning application'. Re. this matter we are unaware of any community consultation relating to this application, and in its present form, the exclusion of core details and documents from the application suggest that this does not constitute a detailed Masterplan.

We should similarly note that in the absence of key information relating to this important land allocation under the 2018 Local Plan, we commissioned AECOM Consultants to undertake a Housing Needs Assessment and Neighbourhood Plan Design Guidelines for Bungay. These documents were completed in March 2019 and copies provided to Waveney District Council. We are compelled to note that had the developers undertaken on-going engagement/consultation with the local community as specified in the Local Plan this information would have represented a valuable resource to the developers in taking the planning application forward. Unfortunately, this was not the case.

Specific matters of concern are as follows:

1. Drainage

The present application makes no reference to the drainage infrastructure or the Attenuation pond to the east of St Johns road (DC/18/5082/FUL). Drainage and FR attenuation to the east of St Johns Road is critical, and In response to the preceding outline planning application DC/14/4193/OUT for 150 homes on this site the Environment Agency noted 'the inclusion of land to the east of St Johns road is critical to the success of the drainage strategy. Flood risk at the development site is likely to be unacceptable if the area is not included for drainage purposes.

The developer should provide full details of the drainage strategy and infrastructure proposals for the attenuation of surface water flows from the development site in accordance with the provisions of Policy 5.2 requiring any planning application to be accompanied by a drainage strategy incorporating sustainable drainage principles. We are unaware of any methodology or data indicating projected surface water flows for the current layout and infrastructure. As the construction of 150 homes represents the first stage of development on this site (area 5.2) where up to 400 homes will be built under the local plan allocation, the drainage strategy should take full account of the incremental development and surface water flows arising from future development. Appropriate drawings of the drainage proposals should be provided with this application and a flood risk assessment in accordance with NPPF and Local plan requirements.

2. Transport Access Parking and Connectivity

- The only currently approved access to the development utilises the existing exit from the A144 to Bungay Gym and swimming pool. This location is used by large numbers of school children and pedestrians; we suggest that the anticipated traffic flows arising from a development of this size represents an unacceptable level of risk to the users of these facilities. A further access point to the south of Bungay Gym has been proposed adjacent to the commercial land that forms part of the outline agreement, however we understand that this will be subject to a separate planning application. It would be helpful if this matter was clarified. As with 1 above, the proposals should take account of future development on Area 5.2 and the subsequent increase in traffic flows. The current access proposals may not adequately accommodate future development. A pedestrian crossing should be provided to safeguard pedestrians accessing the

- The road layout proposes a series of cul-de-sacs that provide limited capacity for turning heads, on-street and/or visitor parking. The dimensions and design of the internal road layout provides no appropriate access for service/waste vehicles in conflict with current guidance. No details of potential PSV/Bus services to and within the development have been provided and the road layout does not appear to provide the capacity for turning or stopping points. Based on our discussions with the developers we understand that no provision has been made on site for bus services.
- No Travel Plan has been provided with this application in conflict with the current requirements
- The Local Plan modifications for policy 5.2 following the Local Plan examination require footpaths and cycleways with on-going connections – limited provision is made within the current plan. The opportunity to establish a linear green corridor to the north of the site linking to public footways to the west of the site and to Stow Fen are precluded by the current layout. Additionally there is no connection between the High school and the existing footpath and cycle route to the east of St Johns road (to be formalised under Local Plan policy 5.1) connecting to Hillside road east and utilised by the High school students to the north west of the current development site. Interconnection of a footpath and cycle network consistent with the Waveney cycle strategy and WDC Green Infrastructure Strategy is central to the emerging Neighbourhood Development Plan for Bungay and aims to ensure adequate green amenity space and corridors to integrate new development with the town centre.
- No provision has been made for electric vehicle charging points in accordance with the Suffolk code 2015;
- No provision has been made for disabled parking and access in accordance with the SCC guidance 2015
- A key concern is that the current layout and specification of the private estate roads do not appear to meet the requirements/criteria for adoption by Highways and should this be the case it is unlikely that the estate will meet the development needs of Bungay and the towns social economic and environmental objectives. This requires urgent clarification.
- The proposed layout provides inadequate linkages with adjacent development. As representatives of Bungay Town Council and the Bungay NDP our interest is in ensuring integrated and sustainable development that facilitates access rather than promoting the development of an enclave. It is unclear from currently available documentation why access to Ethel Mann Road and adjacent roads are restricted. The dependence on cul-de-sacs under the proposed plan inhibits integrated development across site 5.2 and potentially deters adoption and appropriate management of the road network within the site. We suggest that failure to achieve adoption by Highways may lead to suppressed property demand and values.
- We also have concerns regarding the non-adoption of internal roads in the development because the failure of Highways to adopt these routes may jeopardise the next phase of development on 5.2 (and the other 350 houses) if there is any covenant and/or charging mechanism imposed on residents in the next phase

3. Layout and Design matters

- The current application appears to fulfil only the very minimum legal space and storage requirements for residential buildings of this nature. Qualitatively the development is not consistent with the Local plan proposals for adoption of Build for Life 12 standards and does not conform to the standard of housing required to facilitate sustainable economic development and growth in Bungay.

- It is unclear what the building density is for this development and how this is sympathetic to existing developments either adjacent to the site or in the immediate vicinity. In addition, there is no reference to local character and distinctiveness in house design as per WLP8.29. Information on building materials is minimal and determined on market availability as opposed to design considerations. Policy WLP8.31 has not been referenced. Building design that is supportive of the needs of older people is of particular importance. The HNA for Bungay shows a significantly higher demographic of older people currently living in the town and this figure is set to grow in the future.
- We are concerned that there is no indication of what proportion of the development is Affordable Housing. Where 30% of all developments over 11 dwellings need to provide for AH we note that 50% must be rented and the other 50% needs to be of mixed tenure.
- A particular concern is that despite the inclusion of affordable housing, management fees applied for maintenance of green space, surface water management, and unadopted roads may generate a fee structure that is unaffordable for many residents. As a matter of urgency this must be clarified.
- There is insufficient information relating to housing mix although it is noted that WLP is only permitting new developments where at least 35% on a site are 1 – 2-bedroom properties. The Bungay NDP Steering Group commissioned Housing Needs Assessment set out a more detailed analysis for the town and in this AECOM report published in March 2019 precise data was made available. This was shared with ESC. Had MM41 (vi) requiring submission of a masterplan informed by **ongoing** engagement with the community this data would have informed the application.
- Commercial and business development is restricted to a minimal number of small B1 offices to comply with the provisions of the site development – the bulk of the 3Ha commercial development is shifted to land now currently for sale to the south of the current development. No consideration has been given to the scheduling of the commercial development as specified in the original agreement, or how future commercial space will either be accessed or linked to the residential areas.

4. Landscape Archaeology and Heritage

- We note that no ecological, archaeological and landscape character assessments have been submitted with the present application. These documents should be provided by the developer in the current application taking full account of current criteria set out in the revised National Planning Policy Framework, and the modified Waveney local Plan 2018, and specifically in relation to Policy 5.2.

5. Other matters

- The Steering Group of Bungay Neighbourhood Development Plan wish to emphasise that they fully support housing and commercial development on site 5.2 to ensure the long term sustainability of the local economy, but wish to ensure that all proposed development is consistent with National and Local Plan policy in addition to social economic and environmental objectives under the emerging neighbourhood development plan. We are unaware of any consultation process relating to the current development proposal in accordance with the provisions in Local Plan policy 5.2.
- The current application fails to fulfil many of the legal or statutory requirements and much of the supporting evidence for a development of this scale is absent; the most important of these

is the absence of a drainage strategy and any discussion on the design construction and operation of the proposed off-site drainage attenuation located to the east of St Johns Hill (separate planning application DC/18/5082/FUL). The absence of the above exposes the site and the downstream receiving waters (Tin River) to potential flood risk. The developer must provide a drainage strategy and design consistent with NPPF and Local Plan policy.

- We conclude the present development proposal is poorly thought through and the design only marginally compliant with minimum standards. In its present form it is unacceptable and greatly inferior to the preceding application for this site (DC/14/4193/OUT)

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Flooding Authority	7 February 2019	27 February 2019
Summary of comments: Holding objection because a full drainage strategy with supporting calculations has not been submitted.		

Consultee	Date consulted	Date reply received
Anglian Water	1 November 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	1 November 2018	12 November 2018
Summary of comments: No objection subject to a water connection for the new dwellings being made onto their Company network for revenue purposes.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights of Way	1 November 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	1 November 2018	16 November 2018
Summary of comments: Objection - A number of matters raised.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	1 November 2018	5 November 2018
Summary of comments: No comment made.		

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	1 November 2018	12 November 2018
Summary of comments: No objection - Standard conditions suggested.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	14 November 2018	22 November 2018
Summary of comments: Holding objection as no details regarding surface water drainage have been provided.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	9 December 2019	23 December 2019
Summary of comments: <u>No objection</u> subject to conditions requiring implementation of Drainage strategy, maintenance and management strategy, details of all Sustainable Drainage System components and a Construction Surface Water Management Plan (CSWMP).		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	2 October 2019	9 January 2020
Summary of comments: No objection subject to conditions		

Non statutory consultees

Consultee	Date consulted	Date reply received
WDC Environmental Health - Contaminated Land	1 November 2018	3 December 2018
Summary of comments: Objection failure to address issues in acoustic report.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	N/A	22 November 2019
Summary of comments: No objection - The proposal of a 2.5 m acoustic fence on the boundary with the leisure centre is acceptable and in accordance with the specification in AJA's Noise report. Noise impacts of the proposed industrial uses to the west (currently with Outline PP) can be deferred until detailed stage of that development.		

Consultee	Date consulted	Date reply received
Waveney Norse - Property and Facilities	1 November 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	1 November 2018	13 November 2018
Summary of comments: Objection due to lack of ecologically sensitive lighting strategy and landscape Management Plan.		

Consultee	Date consulted	Date reply received
Planning Policy (Internal)	1 November 2018	14 November 2018
Summary of comments: Comments incorporated into main report.		

Consultee	Date consulted	Date reply received
Design and Conservation (Internal)	1 November 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Mr Nick Newton	1 November 2018	2 April 2019
Summary of comments: Internal - Comments incorporated into report.		

Consultee	Date consulted	Date reply received
Economic Regeneration (Internal)	1 November 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
County Planning Officer	1 November 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk County Council Travel Planner	1 November 2018	19 November 2018
Summary of comments: No comment - Implementation of travel plan was not secured at outline stage.		

Consultee	Date consulted	Date reply received
Building for Life	1 November 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk County Council Section 106 Officer	7 November 2018	7 November 2018
Summary of comments: Informing that CIL bids will be made with relation to Education, libraries and waste.		

Consultee	Date consulted	Date reply received
Police - Alan Keely Crime Reduction Beccles Police Station	2 November 2018	6 November 2018
Summary of comments: No objection received advice given providing some suggestions which may further reduce the opportunity for crime to occur. Advised to consider secured by design status.		

Consultee	Date consulted	Date reply received
Police - Alan Keely Crime Reduction Beccles Police Station	2 October 2019	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	2 October 2019	5 November 2019
Summary of comments: Internal - Comments included within report.		

6. Publicity

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

Category	Published	Expiry	Publication
Public Right of Way Affected	9 November 2018	30 November 2018	Beccles and Bungay Journal
Category	Published	Expiry	Publication
Public Right of Way Affected	9 November 2018	30 November 2018	Lowestoft Journal

Site notices

General Site Notice	Reason for site notice: In the Vicinity of Public Right of Way Major Application Date posted: 6 November 2018 Expiry date: 27 November 2018
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7. Planning policy

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where in making any determination under the planning Acts, if regard is to be had to the development plan, then determination shall be made in accordance with the plan unless material considerations indicate otherwise.

7.2 The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:

- WLP8.1 – “Housing Mix “
- WLP8.21 – “Sustainable Transport”
- WLP8.24 – “Flood Risk”
- WLP8.28 – “Sustainable Construction”
- WLP8.29 – “Design”
- WLP8.30 – “Design of Open Spaces”
- WLP8.31 – “Lifetime Design”
- WLP8.32 – “Housing Density and Design”
- WLP8.34 – “Biodiversity and Geodiversity”
- WLP8.35 – “Landscape Character”

7.3 The National Planning Policy Framework (NPPF) (2019) and National Planning Policy Guidance (NPPG) are material considerations.

8. Planning considerations

Background/Planning History

8.1 Outline Planning permission was granted in March 2016 Ref: DC/14/4193/OUT for the development of:

"Outline Application with all matters reserved apart from access for up to 150 new dwellings (including affordable housing), associated infrastructure, open space and up to 3ha of employment land (comprising uses within use class B1 (including starter units) and use class B2)"

8.2 Attached to this outline planning permission is a section 106 agreement which has various trigger points in order to deliver essential infrastructure; such as the provision of the site access for the adjacent employment site; provision of affordable housing and access to and construction of the B1 units up to footings level.

8.3 With all matters being reserved at outline stage and no design parameters in place officers have had to carry out extended discussion with the applicant and their agent to develop a scheme that can be presented favourably to members.

8.4 This site forms part of a wider allocation covered by Policy WLP5.2 within the Waveney Local Plan area of East Suffolk Council, which was adopted in March 2019. This allocation seeks to provide approximately 400 dwellings, 3 hectares of employment land, a pre-school setting and open space over an area of 21 hectares.

8.5 The outline permission was granted on 4th March 2016 and required, by condition, that:

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.

- 8.6 The reserved matters application was submitted in accordance with the time limit and provides an opportunity to bring forward development on this site, in accordance with the outline permission. Should this reserved matters application be refused then the outline permission would expire.

Principle of Development

- 8.7 The principle of development of this site was approved within the outline application. Although matters of principle are referred to within some of the representations made with respect to this application, many of the policy requirements of Policy WLP5.2 - "Land West of St Johns Road, Bungay" cannot be considered within this application as this policy was adopted within the new local plan which was after the grant of this earlier planning permission which is currently extant.
- 8.8 Design quality is given significant weight within the planning process, the main matters under consideration all relate to the design quality of the proposal. Section 12 of the NPPF states that:

"the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"

- 8.9 Policy WLP8.29 - "Design" of the local plan requires that development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. Building for life 12 and the National Design Guide provide additional guidance in order to achieve well designed places.

Access

- 8.10 This was partly considered within the outline application as this permission covered the wider employment area also. Within the S106 agreement a specification for the employment land access was agreed which must be provided prior to the occupation of the 112th dwelling.
- 8.11 The access to the residential part of the site is already in place as it currently serves the existing swimming pool.
- 8.12 As vehicular access is in place, the access aspect of this application relates to the provision of infrastructure to encourage people to travel using non-car modes, as required by Policy WLP8.21 – "Sustainable Transport" and the NPPF objectives, and the suitability of the road layout to serve the wider allocation.

Pedestrian/ cycle access:

- 8.13 This application proposes to extend the existing footway/cycleway from St. Johns Road enabling people to access this site on foot and by cycle. North-westerly connections are also made into the existing residential development to the North along Ethel Mann Road and Thomas Bardwell Drive creating access through to Bungay High school for occupants of the development, and to the swimming pool from Kings Road as required by BU20 of the Waveney Cycle Strategy (Adopted July 2016). These routes also allow onward progression into the remaining area of allocation policy WLP5.2 when this area of the site comes forward in the future.
- 8.14 Also, when allocation WLP5.1 comes forward to the East of St. Johns Road enhanced access could be achieved in a North Easterly direction in accordance with BU24 of the Waveney Cycle Strategy.
- 8.15 The proposed access arrangements for cyclists and pedestrians are considered to be acceptable in accordance with the sustainable transport objectives of policy WLP8.21.

Access to remainder of allocation:

- 8.16 Access is also required through this development site to access the future additional houses to the South West which forms the remainder of allocation WLP5.2 and the limited amount of traffic to the B1 units proposed within this application.
- 8.17 Objections have been received from the owners of the land to the South West on a number of highway related issues. Their primary objection is that they consider that sufficiently detailed information has not been submitted with this application. In their view this results in uncertainty for the development of their land and that this proposal therefore prejudices the ability to develop their land. It is suggested that it is difficult to determine from the information received whether the highway layout proposed complies with the requirements of Suffolk County Council (SCC) in order that the road layout can be adopted and whether it will provide adequate access through to the remainder of the allocation.
- 8.18 Although road widths have not been provided on the layout plan the plans are drawn to scale and measure at a width of 5.5 metres which is what would be expected for a 'major access route'. Exact details are required by conditions on the outline permission.
- 8.19 The status of the road outside plots 30-36 has been queried, originally shown as a shared surface this is now a minor access route. It is not expected that the roads within this part of the development would be used as access to the wider employment site or for buses. A public bus service would not be expected to enter the site as there are bus stops at the entrance to this site on St. Johns Road; any requirement for buses to access the rear of the high school within allocation WLP5.2 would be expected to gain access through the employment site entrance, which would bypass this part of the allocation.
- 8.20 The requirement for a masterplan to demonstrate how this site would integrate with the wider allocation has been highlighted within various representations. A masterplan cannot be insisted upon under allocation WLP5.2, as this is only required for full or outline applications (whereas this is a reserved matters application on an extant outline permission). However, following the initial deferral of this application due to concerns with

the acceptability of a single major access road through the site a sketch masterplan has been provide which seeks to demonstrate how the road network could serve the wider allocation.

- 8.21 The sketch provided would not be binding to the future development of this allocation but seeks to provide comfort to decision makers that the road layout as shown within this application can link up with other future phases of this allocation. Whilst the LPA are only able to control the provision of elements of infrastructure in accordance with the trigger points within the S106 agreement associated with the outline permission, this plan shows the intent of the land owner to bring forward the employment phase of the outline permission to provide the onward secondary link which would provide a 'Local Distributor Road' to the remainder of the allocation beyond.
- 8.22 Suffolk County Council have clarified their response to this application and stated that the acceptance of a 'Major Access Road' (which would not normally serve more than 300 dwellings) to serve the remainder of the allocation is on the understanding that a new 'Local Distributor Road' (that would normally serve over 300 dwellings will be provided further South through the employment land and link to the wider are to the West.
- 8.23 Subsequently, when combined, a Major Access Road and a Local Distributor Road would usually be capable of serving in excess of 600 dwellings and associated infrastructure. Therefore, it is accepted that this combination could accommodate around 400 dwellings, an employment area and a school as indicated on the wider site masterplan.
- 8.24 Since the second deferral of this application consideration has been given to the prospect of providing of a secondary haul road access from St. Johns Road to the South East of the leisure centre, in order to remove potential conflict between construction traffic new residents and users of the leisure centre. This could be required by condition together with a Construction Management Plan in order to alleviate such concerns.
- 8.25 However, it should be noted that SCC Highways Authority do not object to the application on highway grounds and it is considered that the additional information provided to date demonstrates that the highway layout as proposed within this application and the future Local Distributor Road through the employment land is sufficient to serve the wider allocation.

Layout, Scale and Appearance

- 8.26 Significant discussion has taken place between the LPA and the applicant with input from officers within the Major Projects and Design and Conservation teams. It is considered that the revised layout and appearance of the development is acceptable in accordance with the Local Plan, and the properties are of an appropriate scale for the location.
- 8.27 The layout would provide a mixture of single and two storey properties varying in size from 1-bedroom flats to 4-bedroom detached dwellings; 35% of the properties on the site will be 1 and 2-bedroom properties as required by Policy WLP8.1 - "Housing Mix". The level of development has already been determined within the outline permission which equates to a level of approximately 25 dwellings per Hectare (DPH), which is broadly in line with the minimum 30 DPH stated within Policy WLP8.32 - "Housing Density and Design"

- 8.28 Development along the frontage with St. Johns Road is an important aspect of the site. The properties in this area will step up from single storey scale on the North Western boundary where they meet the existing development on St. Johns Road and Ethel Mann Road to provide a curved line of well-designed two storey properties with a generous landscaped area to the front. This is considered to set the scene for the quality of the development within the rest of the site.
- 8.29 As previously stated, the existing access to the Waveney swimming pool is utilised to provide access into this residential site. The road layout is such that it creates a hierarchy to the street layout with a main access road through the site which will eventually lead through to the remainder of allocation WLP5.2. Along the main access route are two areas of public open space, one of which is primarily for amenity value and is a horseshoe shape with properties surrounding it, the second of which is larger in size and will serve as a Local Equipped Area for Play (LEAP); again this area would be situated with properties fronting onto it. These areas are considered to provide a sense of place and legibility to the layout. A third area of open space is in the area where the site joins Ethel Mann Road which will also address the existing properties in this location. A smaller play space provision is proposed for this location, this and the larger open space also provide access through them as a shared cycle/footway passes through these areas.
- 8.30 At strategic points within the layout prominent 'landmark' buildings are situated which will be of a slightly higher design quality with differing materials; those of which are situated on corner aspects are designed to have a frontage to both roads.
- 8.31 A good variety of materials are proposed comprising red brick (blend and multi), buff brick and the odd rendered property. Roofing materials comprise a mix of red and black clay pantiles with some properties with slate tiles. These are all vernacular materials that can be found within the market town of Bungay and throughout Suffolk. Features such as bay windows and chimney details have been introduced to some buildings to provide additional interest to the appearance of prominent properties adding a sense of local distinctiveness. Appropriate materials are proposed for means of enclosure such as metal railings and brick walls to prominent locations with wooden knee rails to open spaces and timber fences to divide garden areas.

Open Spaces

- 8.32 The Waveney Green infrastructure Strategy (2015) highlights that provision of open space for general use in Bungay is relatively poor with only the North and South West of the town having reasonable coverage. Overall, as highlighted in the Open Space Needs Assessment (2015), access to parks and gardens, amenity green space, and equipped play space in Bungay is limited with lesser access than the District Average.
- 8.33 Therefore, provision of suitably designed open space is an important aspect of this scheme. Policy WLP8.30 - "Design of Open Spaces" sets out the design considerations that are required to be met.
- 8.34 The areas of open space have been located so that they are integral to the development and provide good connectivity with footpaths and cycleways. They would be well overlooked from surrounding residential properties creating safe and attractive areas. They demonstrate a clear function supporting informal play areas accessible to people of all ages

and abilities and are therefore considered to comply with the requirements of Policy WLP8.30.

Landscaping

- 8.35 A landscaping plan has been provided which provides an acceptable level of detail to gain an understanding of the proposals. This provides details and specification of the planting proposed and also considers the biodiversity benefits that suitable landscaping can offer.
- 8.36 Details of landscape management arrangements will be required by condition to ensure that the landscaped areas are maintained in the future. This will include features such as the acoustic barrier which is within an area of open space on the boundary with the swimming pool. Details of the appearance of this feature and how it will be screened are elements of the proposal which can be provided within the requirements of condition 18 of the outline permission.

Ecology

- 8.37 Policy WLP8.34 - Biodiversity and Geodiversity states that "development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity through the creation of new green infrastructure and improvement to linkages between habitats"
- 8.38 Within the outline application a Preliminary Ecology Assessment was carried out. This did not recommend any further surveys but within the discussion section it recommended that enhancements are included within the project design. The objective being to maximise the value of the completed development for wildlife and to maintain and enhance landscape connectivity. Some such actions are achieved by the significant retention of the hedges on the land of which qualify as a Biodiversity Action Plan priority habitat, equivalent to a habitat of principal importance. A number of the other enhancement measures were suggested, some of which have been incorporated into the scheme with the inclusion of wildflower lawn mix, bird boxes and bat boxes throughout the development.
- 8.39 The ecology report also recommends the inclusion of hedgehog friendly garden boundaries (through the provision of holes in the bases of fences) as part of the scheme. Whilst it is noted that the provision of these is referenced in the text on the soft landscaping drawings it would be clearer if the proposed locations of such holes were marked on plans. Further details of this and the inclusion of additional swift boxes across the development are to be required by condition.
- 8.40 Other enhancement recommendation such as the restoration of the pond on the Western edge and the provision of wildlife ponds and other wildlife rich habitats which were shown indicatively on the outline proposal unfortunately have not been forthcoming within this application. Albeit that the attenuation basin associated with drainage strategy is off site, this will offer biodiversity benefit through the provision of permanent open water and marginal vegetation in the location proposed.
- 8.41 Overall, the ecological connectivity through the proposed development could be better with the proposed greenspaces in the north and south of the site relatively isolated both from each other and from the retained habitat features around the site boundaries. This is one of

the drawbacks of not being able to secure street trees within the layout which would have helped provide wildlife corridors within the development which the outline proposal indicatively showed.

- 8.42 In terms of criteria 6 of building for life 12 "Working with the site and its context" this is an area of the scheme where ecological connectivity could have been improved. However, in the context of Policy WLP8.34 it is considered that it does maintain the existing green infrastructure network and retains Biodiversity Action Plan habitats with the retention of existing hedgerows and the attenuation basin which will have biodiversity benefits.

Car Parking

- 8.43 The level of car parking proposed is in accordance with SCC minimum standards for residential development and maximum standards for the small provision of B1 units on the site. This has been an area of lengthy discussion with the applicant as it is an area of the scheme that does not perform as well against the building for life criteria (Criteria 10 "Car-Parking"). Ideally a greater mix of parking solutions would have been provided to allow convenient parking for occupiers which has less impact on the streetscene.
- 8.44 There are instances within this layout where tandem spaces are evident where perhaps some well-designed on-street provision would have been better. This could have incorporated street tree planting to enhance the appearance of the development, however this was problematic due to issues relating to maintenance concerns from the Highways Authority. In the end street trees were not able to be included within the development.
- 8.45 Instances where tandem spaces were situated in front of garages (where the garage space counts as a parking space) have been amended as a key improvement.

Drainage

- 8.46 A fundamental objection to this proposal from the Town Council was the lack of drainage proposals. This application includes the 'option 1' drainage basin in the position shown within the outline application. As has been detailed in the accompanying application Ref DC/18/5082/FUL a second drainage basin has also been proposed and considered to be acceptable (option 2).
- 8.47 The purpose of the Addendum Report submitted with this application is to confirm the detailed drainage proposals for the residential development in accordance with the information stated in Condition 9 of the outline planning permission.
- 8.48 The drainage strategy has been produced to demonstrate that a sustainable drainage system can be provided for the residential site. The proposals are shown on the detailed drainage proposals within Appendix I of the drainage strategy.
- 8.49 This, together with the on-site infiltration methods described within the drainage strategy, have been scrutinised by the local lead flood Authority (SCC) and found to be acceptable and would comply with the requirements of Policy WLP8.24 - "Flood Risk".

Sustainable Construction

8.50 Policy WLP8.28 "Sustainable Construction" of the Local Plan requires that proposals for major residential development of 10 or more houses and commercial development schemes of 1,000sqm or more of floorspace should demonstrate through the submission of a sustainability statement that, where practical, they have been incorporated. This should include matters such as:

- Improved efficiency of heating, cooling, and lighting of buildings by maximising daylight and passive solar gain through the orientation and design of buildings.
- Sustainable water management measures such as the use of sustainable drainage systems, green roofs and/or rainwater harvesting systems.
- Locally sourced and recycled materials.
- Renewable and low carbon energy generation into the design of new developments. Larger schemes should explore the scope for District heating.
- Minimising construction waste, including designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
- Accessible and unobtrusive sustainable waste management facilities such as adequate provision of refuse, recycling and composting bin storage.
- A show home demonstrating environmentally sustainable options which can be purchased and installed in homes bought off-plan.

8.51 There is consideration of some of these matters within Section 7 of the Design and Access Statement, including increased insulation levels, low energy light fittings, reduced water consumption through dual flush cisterns, water saving taps and flow regulating access valves, water butts and grey water recycling.

8.52 As this policy was not in place at the time that outline planning permission was granted it is not considered reasonable to impose a condition that requires a sustainable construction statement at this stage.

Lifetime Design

8.53 Policy WLP8.31 - Lifetime Design requires that where appropriate proposals for development should demonstrate that the design supports the needs of older people and those with dementia.

8.54 All new housing developments on sites of 10 or more dwellings must make provision for 40% of all dwellings to meet Requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. Dwellings that meet Requirement M4(3) of Part M of the Building Regulations will be supported and can count towards the requirement above.

8.55 As this policy was not in place at the time that outline planning permission was granted it is not considered reasonable to impose a condition requiring this at this stage. Nineteen of the properties on the site are bungalows which will go some way to providing properties suitable for the elderly and less physically able, in any case.

9. Conclusion

- 9.1 It is considered that the amendments to the proposals, in addition to the further information provided, has addressed the concerns of the planning committee and advisory panel. The updated consultation response from Suffolk County Highways clearly evidences that the design of the proposal will not prejudice the deliver of the wider allocated site.
- 9.2 Officers consider that the design of the proposal is acceptable in accordance with the NPPF and policy WLP8.29. The proposal provides a legible layout around key open spaces that are functional and well overlooked. The design of the dwellings themselves relate well to vernacular buildings that can be found within Bungay and the proposal places bespoke properties in key locations on the site. The proposal offers good connectivity between the site and existing residential areas for pedestrians and cyclists in the form of shared use paths through the development site.
- 9.3 A detailed drainage strategy has been provided which demonstrates a robust approach to surface water drainage of the site which was a primary matter raised within the Town Council's objection to this proposal. The proposed surface water storage basin together with the on-site infiltration methods described within the drainage strategy are acceptable to the lead local flood authority (SCC) and comply with the requirements of the NPPF and Local Plan.
- 9.4 It is considered that the road layout, parking provision and footway/cycleways are designed to an acceptable standard that will enable adoption of the scheme as confirmed by Suffolk County Council as Highways Authority, which will allow development of land to the South West which forms part of this allocation. The proposed layout can integrate into the wider allocation and would not prejudice its delivery.
- 9.5 With the conditions suggested within this report - and those outstanding on the outline approval - on balance, the proposal is considered to represent a sustainable form of development in accordance with the Local Plan, and an acceptable detailed scheme pursuant to the outline permission. Officers recommend that approval of the reserved matters application be granted.

10. Recommendation

- 10.1 That the reserved matters application be APPROVED subject to the following conditions:

1. The development hereby permitted shall be completed in all respects strictly in accordance with the listed plans and documents, 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.

5201 Rev Q: Site layout plan - Received 08 January 2020

MP01 Rev G: Materials Plan - Received 19 November 2019

2365 -18A and 18B Rev 3: Soft landscaping proposals - Received 01 November 2019

Noise control measures and areas of the site requiring good acoustic design as highlighted in Adrian James Acoustic limited Noise Assessment - Technical Report Ref: 11826 Report 1 Rev A received on 06 November 2019

(Plans received on 29 October 2019)

PL222 Rev A: Plots 5 - 8 - 533 F Flat type
PL221 Rev A: 777H/646H terrace house type
PL206 Rev A - 1130 H House type
PL205 Rev A - Plot 143 - 1302H House Type
PL204 Rev A - 132H House type
PL201 Rev A - 1539 H House type
Perspectives S02 Rev A, S03 Rev A & S04 Rev A

(Plans received on 01 October 2019)

RS01 Rev A: Refuse Plan
PL202: House Type - 1241H - Gable
PL203: House Type - 1241H - Hipped
PL207: House Type - 1087H
PL208: House Type - 999H
PL209: House Type - 900B
PL210: House Type - 894B
PL211: House Type - 953H Terrace
PL212: House Type - 997H Semi
PL213: House Type - 850H Terrace
PL214: House Type - 850H Terrace
PL215: House Type - 850H Semi
PL216: House Type - 822B
PL217: House Type - 710H
PL218: House Type - 710H
PL219: House Type - 710B
PL220: House Type - 777/646H Semi
PL223: House Type - 646H Terrace
PL224: Business Unit
PL225: House Type - 797H Terrace
PL226: House Type - 797H Terrace
PL227: House Type - 1122H
G01: Garages
G02: Garages
G03: Garages

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

2. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated December 2019, ref: 1353/JSH/FRAA-Option1/02-19 Rev A) shall be implemented as approved in writing by the local planning authority.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

3. The development shall not be occupied until details of the maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

4. Prior to the 100th property being occupied, details of all Sustainable Drainage System components and piped networks will be submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

5. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include: -

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

6. The following pedestrian and cycle access and highway improvements shall be completed and made available for use in accordance with the relevant permitted drawings prior to occupation of the first dwelling:

Shared cycle way and footway connection from St. Johns Road into the site and the extension of the footway on the Northern side of swimming pool shown on drawing number. 7061-SL01 Revision Q

Reason: To ensure that the accesses and walking/cycling routes are designed and constructed to an appropriate specification and brought into use before the development is occupied in the interests of highway safety and sustainability.

7. Before the development hereby permitted is occupied full details of the electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with the Suffolk Guidance for Parking and paragraph 110 of the National Planning Policy Framework.

8. No part of the development shall be commenced until details of the proposed shared use cycle track (with regard to where it passes through private driveways and crosses or enters roads) have been submitted to and approved in writing by the Local Planning Authority. The approved layout shall be laid out and constructed in its entirety prior to occupation of the dwellings that the cycle track serves.

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

9. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details:

- Acoustic barrier
- Boundary details of the railings, fences and brick walling (e.g. appearance, brick type and bond)
- Make and manufacturers details of mock slate tile
- Full details of hard surfacing throughout the site

Reason: In the interest of the visual appearance of the development

10. Prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority a detailed landscape maintenance and management plan covering the management of the open spaces/play equipment and the acoustic barrier which forms part of one of the open spaces on the boundary of the swimming pool building shall be submitted to and approved in writing by the Local Planning Authority. The landscape maintenance and management plan shall be implemented in full accordance with the agreed details.

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

11. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the long-term ecological value of the site is maintained and enhanced.

12. No development shall take place until an Ecological Enhancement Strategy, addressing how ecological enhancements will be achieved on site, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development delivers ecological enhancements

13. Prior to the commencement of development details of a secondary access/haul road to provide access from St. Johns Road for all construction traffic associated with the development shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed in accordance with the approved details before any other part of the development is commenced and shall be operated in accordance with the accompanying Construction Management Plan.

Reason: In the interests of amenity and highway safety due to the potential conflict between construction traffic, new residents and the users of the leisure centre.

14. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be adhered to throughout the construction period. The Management Plan shall provide details of:

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

Reason: In the interests of amenity and highway safety due to the potential conflict between construction traffic, new residents and the users of the leisure centre.

Informatives:

1. 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>

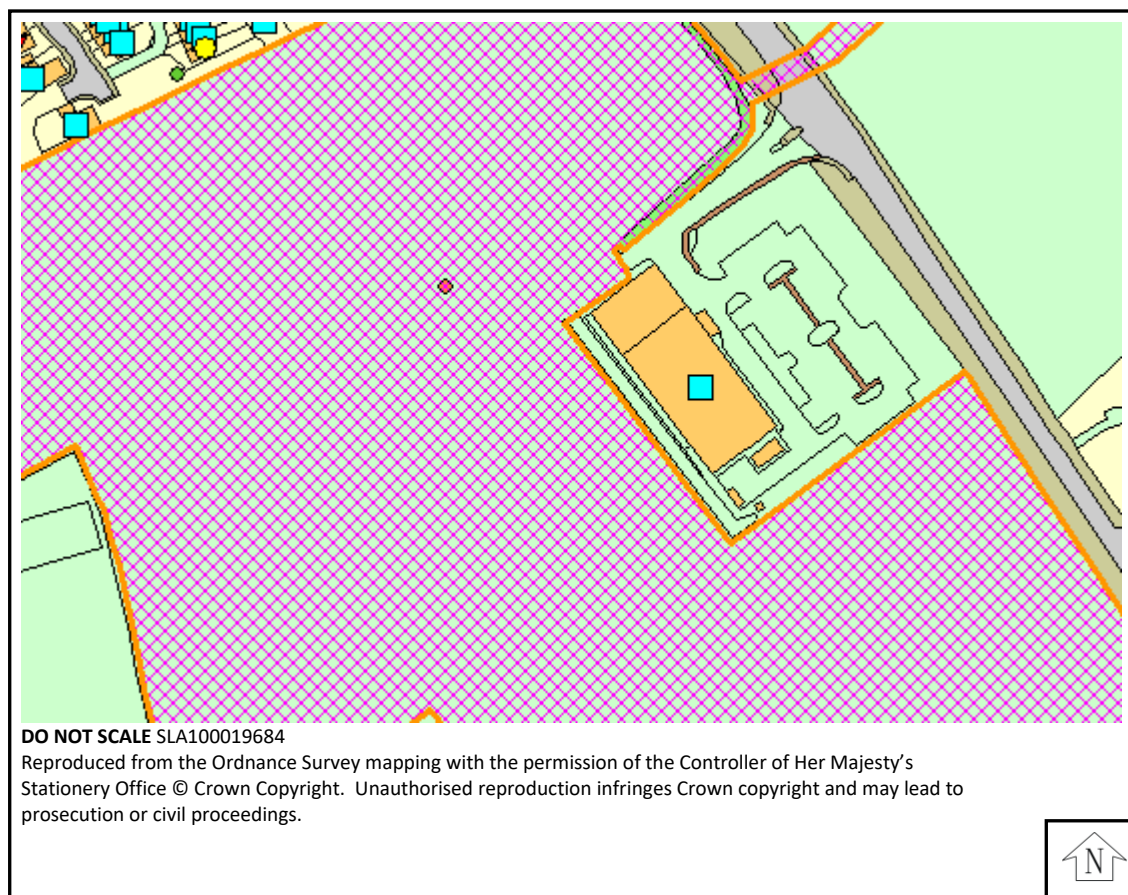
2. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business 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
3. 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.
4. The applicant should note that there are several conditions on the outline permission ref DC/14/4193/OUT, which are required to be discharged either prior to the development commencing or before those matters are carried out (as specified on each condition). These include the following:

Conditions 4 -7: Contaminated land
Condition 11: Air quality
Condition 12 - 13: Archaeology
Condition 14: External lighting
Condition 18: Landscaping
Condition 22: Details of estate roads and footpaths
Condition 25: Details of areas for cycle storage





Background information

See application reference DC/18/4429/ARM at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PH5QJOQXMEK00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support



EAST SUFFOLK COUNCIL

PLANNING ADVISORY PANEL NORTH – 21 APRIL 2020

DECISIONS BY THE HEAD OF PLANNING AND COASTAL MANAGEMENT

The following decisions have been taken by the Head of Planning and Coastal Management under his delegated authority set out in Appendix 1 of Section E of Part 2 of the East Suffolk Council Constitution:

Application Number: DC/18/4429/ARM

Application Address: Part Land surrounding Waveney Valley Pool, St Johns Hill Bungay

Advice provided by the Advisory Panel's Elected Members:

Elected Members referred to concerns raised at the 11 February 2020 meeting of the Planning Committee North, with regard to construction vehicles accessing the site via the existing access and the disruption that would be caused to the Waveney Valley Pool and the first occupiers of dwellings on the site.

Concerns were also raised around the delivery of the employment land. Members cited the current situation caused by the COVID-19 pandemic and its impact on the economy and highlighted that the affordable housing offer had been reduced to allow for this employment land to come forward.

One of the Elected Members highlighted that the design was considered acceptable but was not of a good standard and that the proposed housing mix did not meet the needs of Bungay as identified in an independent report commissioned by Bungay Town Council. He noted that the wider allocated site was important for Bungay and would massively increase the size of the town and as currently being proposed and was subject to a unacceptable piecemeal approach, with the submitted masterplan not carrying any weight as a material planning consideration.

Members also noted the impact that the proposed development would have on the future development of the wider allocated site.

Decision Made by the Head of Planning and Coastal Management:

That the application be **DEFERRED** until such time that the Planning Committee North can meet.

Reason for Decision:

The Head of Planning Coastal Management referred to the comments received from Bungay Town Council and third parties, as well as the comments of the Ward Member and the Elected Members of the Advisory Panel, and the comments of the Planning Committee North as stated in the Minutes of its meeting held on 11 February 2020.

He acknowledged that there were several outstanding concerns regarding this application and weighed this against the fact that there was an outline planning permission in place, and the risk that the applicant could appeal to the Planning Inspectorate on the grounds of non-determination, as the application sought (only) the approval of matters reserved. He also highlighted the concerns raised about the use of the existing access for construction traffic and possible conflict with the leisure centre users.

The Head of Planning and Coastal Management concluded that due to the issues outlined above, it was prudent for the application to be deferred and determined by the Planning Committee North, which would soon be able to meet remotely in line with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

The Head of Planning and Coastal Management asked the officer team to explore with the applicant the potential for a secondary haul road access through the employment site to serve the construction of the dwellings to allay the concerns over conflict with the leisure centre. He noted the Masterplan submitted provided a clear indication of how that land could be accessed and developed.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

Councillor Ashdown declared that he had been lobbied on the application by letter and email.

Councillor Ceresa declared that she had been lobbied on the application prior to its consideration at the meeting of the Planning Committee North held on 11 February 2020.

Councillor Elliott declared that he had been lobbied extensively on the application.

Councillor Fryatt declared that he had been lobbied on the application.

Councillor McCallum declared that she had been lobbied on the application but had not responded to any of the correspondence.

Any Dispensation Granted:

None.

Application Number: DC/18/5082/FUL

Application Address: Part Land East of Dukes Farm, St Johns Hill, Bungay

Advice provided by the Advisory Panel's Elected Members:

Members advised that given the application's link with DC/18/4429/ARM, which had been deferred to be determined by the Planning Committee North, it was prudent to also defer this application.

Decision Made by the Head of Planning and Coastal Management:

That the application be **DEFERRED** until such time that the Planning Committee North can meet.

Reason for Decision:

The Head of Planning and Coastal Management concurred with the advice of Members that the application should be deferred and determined alongside DC/18/4429/ARM by the Planning Committee North, which would soon be able to meet remotely in line with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

Councillor Ashdown declared that he had been lobbied on the application by letter and email.

Councillor Ceresa declared that she had been lobbied on the application prior to its consideration at the meeting of the Planning Committee North held on 11 February 2020.

Councillor Elliott declared that he had been lobbied extensively on the application.

Councillor Fryatt declared that he had been lobbied on the application.

Councillor McCallum declared that she had been lobbied on the application but had not responded to any of the correspondence.

Any Dispensation Granted:

None.

Application Number: DC/20/0176/FUL

Application Address: Ash View, Bruisyard Road, Peasenhall, IP17 2HP

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation of the Planning Officer. One Member noted that he was fully aware of the setting of St. Michaels Church.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

The Head of Planning and Coastal Management advised the panel he was familiar with the site. He acknowledged that the proposal would cause some harm to the significance of St. Michaels Church due to the erosion of the open space to the South West of the churchyard and would be contrary to the aims of the Local Plan and NPPF.

However, in this case there was a 'fallback position' which would allow a structure of this size and scale to be constructed in this location (or closer) to St Michaels Church if it were not designed as a garage.

It was a realistic prospect that a building of the same scale could be constructed in this location under permitted development thereby causing the same level of harm to this designated heritage asset. This potential outweighed the conflict with the Local Plan and NPPF.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0647/FUL**Application Address:** 21 Wingfield Street, Bungay, NR35 1EZ**Advice provided by the Advisory Panel's Elected Members:**

Members unanimously advised that they concurred with the recommendation of the Planning Officer.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to appropriate conditions.

Reason for Decision:

The extension would have minimal visibility within the wider Conservation Area and would therefore preserve the character and appearance of the Conservation Area as

required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy WLP8.39 - "Conservation Areas".

It was considered that the location of the side windows and the internal layout of the proposal would limit overlooking and the amenity of the neighbouring occupiers in terms of their privacy would be protected as required by Policy WLP8.29 - "Design".

The Head of Planning and Coastal Management concurred with the views of the officers and considered that the applicant appeared to be wanting to bring the property back in to use.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/20/0479/ADN

Application Address: Waveney Valley Pool, St Johns Hill, Bungay, NR35 1PH

Advice provided by the Advisory Panel's Elected Members:

Members unanimously advised that they concurred with the recommendation of the Planning Officer.

Decision Made by the Head of Planning and Coastal Management:

That the application be **APPROVED** subject to the application of standard advert conditions.

Reason for Decision:

The proposed advertisements were acceptable in terms of visual amenity and highways safety. The adverts would form part of a comprehensive refurbishment of the premises and were well-designed, providing clear and useful direction to visitors of the centre.

The Head of Planning and Coastal Management noted that the Council was the applicant, but that there were no substantive matters that suggested it needed to be deferred to be determined by the Planning Committee North.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Committee Report

Planning Committee - 19 May 2020

Application no. DC/18/5082/FUL

Location

Part Land East Of Dukes Farm
St Johns Hill
Bungay
Suffolk

Expiry date 4 February 2019 (Extension of time agreed until 30 June 2020)

Application type Full Application

Applicant Cripps Developments Ltd

Parish Bungay

Proposal Surface water storage basin

Case Officer Iain Robertson
(01502) 523067
iain.robertson@eastsuffolk.gov.uk

1. Summary

- 1.1 The application seeks full planning permission for an attenuation basin which forms part of the drainage strategy for a development of 150 residential dwellings which was granted outline planning permission within Ref: DC/14/4193/OUT; detailed proposals for the design of this development are being considered alongside this proposal within reserved matters application Ref: DC/18/4429/ARM.
- 1.2 Within these associated applications an 'option 1' proposal for an attenuation basin has been approved in outline form. The purpose of this application is to provide a second option for the location of the attenuation basin.
- 1.3 The infiltration drainage potential on the main development site is limited, therefore this attenuation pond forms a critical part of the overall drainage strategy for this development. In accordance with the surface water disposal hierarchy, water will be directed to the Tin River. Surface water will be managed using a combination of large diameter pipes, permeable pavements and the proposed attenuation basin.

- 1.4 This application is before the Planning Committee as it was deferred from both the Planning Advisory Panel meeting on 21 April 2020 and, prior to that, the Planning Committee on 11 February 2020 due to the deferrals of the accompanying application DC/18/4429/ARM.

Case for Development

- 1.5 It is considered that the 'option 2' location for the attenuation basin shown within this application has been well designed and is acceptable as part of the overall drainage strategy associated with the residential development of 150 houses located on land surrounding Waveney swimming pool. With suitable landscaping the basin will assimilate into the surrounding landscape, whilst providing biodiversity benefits. The proposal accords with the East Suffolk Council (Waveney) Local Plan 2019 (The Local Plan) and is recommended for approval.

2. Site description

- 2.1 The site is situated on the Southern side of Bungay on the Eastern side of the A144. This area is currently in use as arable farmland; the location for the attenuation pond is proposed within the corner of the field adjacent to the Southern field boundary and the Tin River.
- 2.2 The landscape is not of any specific designation; within the Waveney District - Landscape Character Assessment (April 2008) this area is described as 'Mid Waveney Tributary Valley Farmland' which lies along the southern edge of the Waveney River Valley between the settlements of Bungay and Beccles. The character area is defined by the 15-20m AOD contour to the valley edge and by the 30-35m AOD contour at the transition with the adjacent plateau. The landform of the area is cut by tributaries draining into the River Waveney. It forms part of the landscape setting of the Broads abutting the Broads Authority boundary along much of its length.

3. Proposal

- 3.1 The proposal is for the siting of an attenuation basin which forms part of the drainage strategy in relation to residential development on Land Surrounding Waveney Valley Swimming Pool shown within applications DC/14/4193/OUT and DC/18/4429/ARM.
- 3.2 The attenuation basin will measure approximately 70m x 50m in size, situated 250m to the South West of the residential development site on the opposite side of St. Johns Road positioned adjacent to the watercourse.

4. Consultations/comments

- 4.1 No third-party representations received.

Consultees
Town Council

Consultee	Date consulted	Date reply received
Bungay Town Council	17 December 2018	4 January 2019
<p>Summary of comments:</p> <p>It was proposed by DO, seconded by ML and unanimously RESOLVED to recommend refusal of these plans with the following comments:</p> <p>This application relates to the surface water drainage plan for the development of 150 houses to the west of St Johns road, expressed through (a) the recently discussed development DC/18/4429/ARM that was not recommended for approval by the last Bungay Town Council Planning Committee meeting (b) the preceding outline planning application DC/14/4193/OUT, and (c) Planning Policy 5.2 under the final Waveney Local Plan 2018. The present application is therefore for a surface water drainage system for a development that has yet to be approved and may be significantly modified prior to approval by WDC, due to the wide range of concerns expressed by statutory consultees.</p> <p>The proposed attenuation pond has been moved from its original location to a new site to the south east of Dukes Farm - no explanation is provided for the change in location. The revised location is a receiving basin for dual flows: - (a) from the original drainage point on the right-hand side of the swimming pool/sports centre. (b) a second discharge point to the south of the sports centre draining the area that is currently for sale as commercial land – in the absence of specific plans for the commercial site it is unclear how the drainage capacity requirement has been determined.</p> <p>The calculation of surface flow and impermeable area appears to be based on the FRA prepared by Bidwells for the previous application DC/14/4193/OUT and a different layout and hard surface area for the development to the west of St Johns Road. Essentially this attenuation basin provides for assumed surface flows from the development of 150 houses as per the original outline application. It takes no account of future flows from the 400 houses proposed for this site under the Waveney Local Plan, or how the incremental flows arising from the full-scale development under Planning policy 5.2 may be accommodated through expansion of the attenuation capacity - it should be noted that the developed area will expand from circa 9Ha to 21 Ha. This has bearing on future land use adjacent to the Tin River that will become the receiving environment for all surface water flows from development under PP5.2 (Local Plan 2018).</p> <p>It is worth noting that there has been no community consultation or contact with the Bungay Town Council regarding the current proposal(s) in conflict with the recommendations of the Waveney Local Plan modifications and Annex – Policy 5.2 (Examiner - 21 November 2018) In relation to the above we take specific note of the requirement by the Inspector (Local Plan Examination) under policy 5.2 that ‘ A detailed masterplan informed by on-going engagement with the community should be prepared and submitted as part of any full or outline planning application’.</p>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	17 December 2018	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	N/A	11 January 2019
Summary of comments: No objection subject to standard Archaeological conditions requiring implementation of a programme of archaeological work and post investigation assessment.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	17 December 2018	27 December 2018
Summary of comments: No objection.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	17 December 2018	18 December 2018
Summary of comments: Holding objection due to insufficient information.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	9 December 2019	23 December 2019
Summary of comments: Approval of this application is recommended subject to conditions requiring the implementation of the strategy for the disposal of surface water submitted within the FRA Details of all Sustainable Drainage System components and piped networks and details of a Construction Surface Water Management Plan (CSWMP).		

Non statutory consultees

Consultee	Date consulted	Date reply received
Ecology (Internal)	N/A	22 November 2019
Summary of comments: Internal - Comments incorporated within report.		

5. Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 27 December 2018

Expiry date: 18 January 2019

6. Planning policy

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that where in making any determination under the planning Acts, if regard is to be had to the development plan, then determination shall be made in accordance with the plan unless material considerations indicates otherwise.

6.2 The East Suffolk Council - Waveney Local Plan (The Local Plan) was adopted on 20 March 2019 and the following policies are considered relevant:

- WLP8.24 – “Flood Risk”
- WLP8.34 – “Biodiversity and Geodiversity”
- WLP8.35 – “Landscape Character”
- WLP8.40 – “Archaeology”

6.3 The National Planning Policy Framework (NPPF) (2019) and National Planning Policy Guidance (NPPG) are also material considerations

7. Planning considerations

Background

7.1 Planning permission for development on land surrounding Waveney swimming pool was granted within Ref: DC/14/4193/OUT - *Outline Application with all matters reserved apart from access for up to 150 new dwellings (including affordable housing), associated infrastructure, open space and up to 3ha of employment land (comprising uses within use class B1 (including starter units) and use class B2).*

7.2 Within the outline application an attenuation pond (option 1) was proposed to be sited in a North Westerly position to that shown within this application as part of the drainage strategy for this site.

- 7.3 The Surface Water Drainage Strategy is essentially as that approved at the Outline stage, with surface water having a restricted discharge to the nearby watercourse (known as Tin River), with the provision of surface water storage both on the development site and off site.
- 7.4 Due to external factors it was necessary to prepare a second option for the location of the attenuation basin. The attenuation basin (option 2) shown within this application is proposed outside of the application site for the outline permission; therefore, this amended position for the attenuation basin could not form part of the reserved matters application (Ref: DC/18/4429/ARM), and has therefore been submitted as a separate application.
- 7.5 The purpose of this application is to provide a second option for the location of the attenuation basin which forms part of the drainage strategy for the residential development on the land surrounding Waveney Swimming Pool.

Flooding/Drainage Strategy

- 7.6 The application site for the residential development shown within applications DC/14/4193/OUT and DC/18/4429/ARM is situated within Flood Zone 1 and is at a low risk of flooding. Paragraph 163 of The NPPF and Policy WLP8.24 - Flood Risk of the Local Plan requires that developments use sustainable drainage systems to drain surface water.
- 7.7 The Flood Risk Assessment (FRA) - (Basin Option 2) provided by ASD Consultants includes the following information:
- An assessment of the practical use of sustainable drainage (SuDS) strategy measures,
 - Determines the existing surface water drainage across the site using appropriate methods,
 - Develops a post-development drainage strategy for foul drainage and surface water across the site,
 - Assesses the flood risk to the site during return period events up to the climate change enhanced 1 in 100-year storm event and recommend mitigation measures accordingly,
 - Appraisal of flood risk from any other sources such as groundwater as required by NPPF; and
 - Report findings and recommendations.
- 7.8 Initially Suffolk County Council Flood Authority lodged a holding objection to this application; whilst the design of the attenuation pond was 'very good' the potential of infiltration on the actual development site had not been adequately considered. The potential for infiltration was identified in the southern part of the site within the outline application and there was no evidence of further onsite testing to assess this potential.
- 7.9 A revision to this addendum has since been submitted following further site investigation where nine additional window samples were bored across the Southern part of the site. The site investigation revealed that the suitable strata available for a Sustainable Drainage Systems (SUDs) solution was difficult to define and while some infiltration drainage potential is present in parts of the site, it is not suitable for large scale SUDs features.

- 7.10 The use of Sustainable urban Drainage Systems (SUDs) are encouraged in all new developments, the use of appropriate source control techniques is important as this allows for the containment of the surface water collected on the site. SUDs, as a sustainable development approach to Surface Water Design Techniques, has the aim of balancing the following: to manage water run-off from developed areas to similar quantities prior to development (Source Control), reduce and avoid incidences of downstream flooding, to protect or enhance water quality of the run-off and to improve or enhance the amenity where possible.
- 7.11 Soakaways, using cellular crates, are unlikely to work on the site because of poor infiltration rates close to the surface. Therefore, in accordance with the surface water disposal hierarchy, water will be directed to the Tin River. Surface water will be managed using a combination of large diameter pipes, permeable pavements and the proposed attenuation basin.
- 7.12 Water unable to enter the piped system during rainfall events in excess of the 1 in 100 year return period will be managed using a variety of techniques. This will include infiltration in garden areas, temporary storage in the highway, parking areas and routing through the development to the North East corner of the site. The site levels will be designed so no significant volume of run-off leaves the site.
- 7.13 The Town Council are concerned that this strategy does not consider development on the employment land or residential development on the remaining area within allocation WLP5.2. This cannot be considered as part of this application given the layout and use of the site is unknown at this stage. When applications for that area come forward, they too will need to demonstrate appropriate drainage solutions.
- 7.14 The amended strategy has been assessed by SCC Flood Authority; confirmation has been received that the drainage strategy provided for the site is acceptable and approval is recommended subject to conditions to ensure that the strategy is implemented and maintained. The proposal therefore accords with the requirements of Policy WLP8.24 – “Flood Risk”.

Archaeology

- 7.15 This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to the cropmark of a ring ditch, likely to present the remains of a prehistoric burial mound (BUN 024). Large multi-period finds scatters have also been recorded in the immediate vicinity (BUN 113) and Anglo-Saxon burials have been located to the north (BUN 003). The position of the attenuation basin to a water course also means that is situated in a topographically favourable position for archaeological remains from all periods. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the construction of the attenuation basin and its associated infrastructure have the potential to damage or destroy any archaeological remains which exist.
- 7.16 There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199) and Local Plan Policy WLP8.40 - "Archaeology", any

permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Ecology

- 7.17 The design of the proposal will provide a biodiversity benefit through the provision of permanent open water and marginal vegetation and therefore accords with the requirements of policies Policy WLP8.34 - "Biodiversity and Geodiversity" and WLP8.24 - "Flood Risk".

Landscape Impact

- 7.18 Policy WLP8.35 - "Landscape Character" requires that development is sympathetic to the distinctive character areas, strategic objectives and considerations identified in the Waveney District Landscape Character Assessment (2008). In this case it is considered that the proposal would not harm the character of this tributary valley farmland area and would sit comfortably in the corner of the field. A landscape planting condition will be required to ensure that suitable planting is carried out. The proposal accords with WLP8.35.

8. Conclusion

- 8.1 It is considered that the 'option 2' location for the attenuation basin shown within this application has been well designed and is acceptable as part of the overall drainage strategy associated with the residential development of 150 houses located on land surrounding Waveney swimming pool.
- 8.2 It would have an acceptable visual appearance within the surrounding landscape and would provide biodiversity benefits through the provision of permanent open water and marginal vegetation.
- 8.3 Therefore, the proposal is considered to represent an acceptable form of development and officers recommend that planning permission be granted.

9. Recommendation

That planning permission 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 Site location plan Ref: 1353/LOC/001 received 21 December 2018, and Attenuation Basin Outfall Option 2 Ref: 1353/DRA/106 Rev B received 10 December 2019, 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 strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated December 2019, ref: 1353/JSH/FRAA-Option2/02-19 Rev A) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

4. The infrastructure hereby permitted shall not be used until details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

5. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
 - a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

6. 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 WLP40 "Archaeology" of Waveney Local Plan Area of the East Suffolk Council (Adopted March 2019) and the National Planning Policy Framework (2019).

- 7. The attenuation pond shall not be brought into use 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 6 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 WLP40 "Archaeology" of Waveney Local Plan Area of the East Suffolk Council (Adopted March 2019) and the National Planning Policy Framework (2019).

- 8. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

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

- 9. The landscaping scheme shall be completed prior to the attenuation pond being brought into use, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 3 years shall be replaced during the next planting season.

Reason: To ensure the satisfactory appearance within the landscaping and to provide optimal biodiversity benefit.

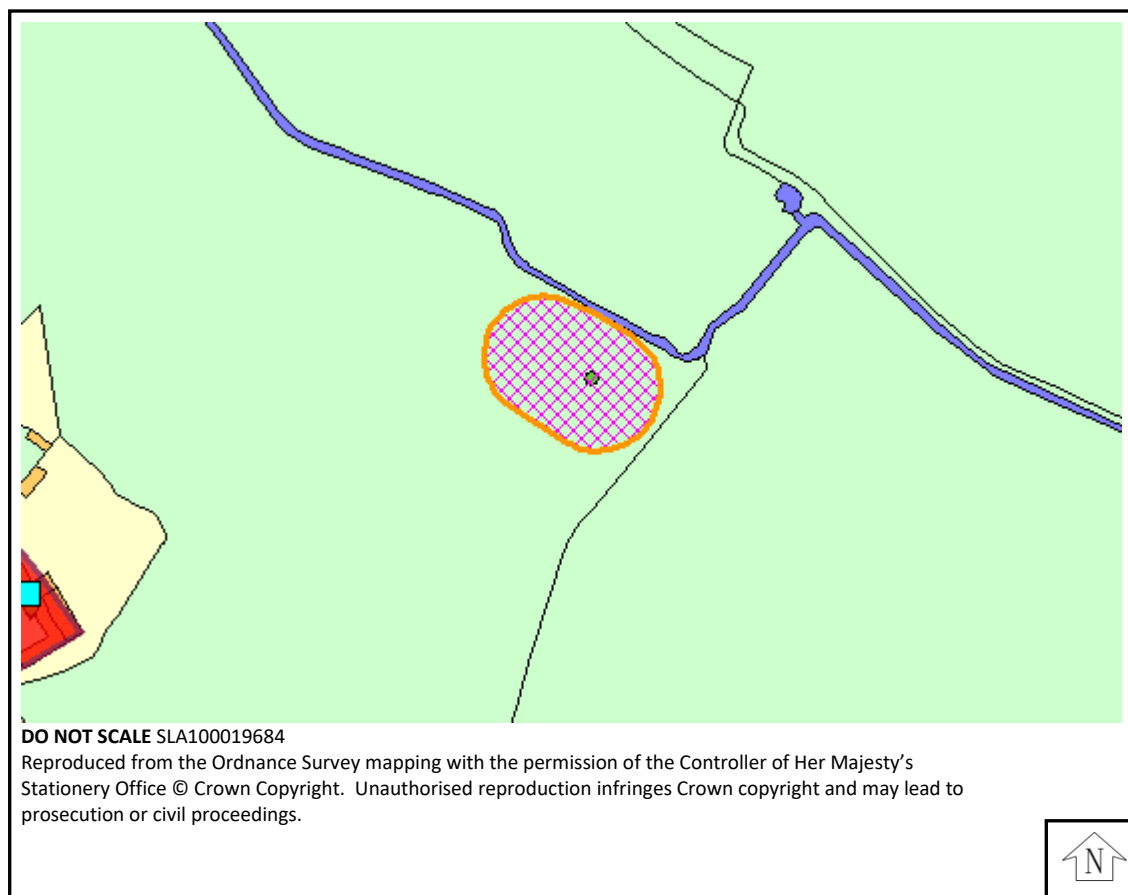
Informatives:

1.
 - Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
 - Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
 - Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution
 - Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
 - Any works to a main river may require an environmental permit





Background information

See application reference DC/18/5082/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJKM93QXG0S00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support

Committee Report

Planning committee - 19 May 2020

Application no DC/20/1244/FUL

Location

6 The Street
Holton
Halesworth
Suffolk
IP19 8PH

Expiry date 20 May 2020
Application type Full Application
Applicant Mr & Mrs Geoffrey & Alison Cackett

Parish Holton
Proposal Single-storey side extension
Case Officer Iain Robertson
(01502) 523067
iain.robertson@eastsoffolk.gov.uk

1. Summary

- 1.1 Planning permission is sought for the construction of a single storey side extension to this property to provide a utility room and shower room. The application is before the planning committee because the applicant is an East Suffolk Councillor.
- 1.2 The property is situated within the Holton Conservation Area where permitted development rights for such extensions are removed and, therefore, the proposed extension requires planning permission.

Case for Development

- 1.3 A site visit has not been undertaken during the consideration of this application due to the current Covid-19 restrictions. However, officers gave pre-application advice prior to these restrictions being in place and, in any case, sufficient information is available through desk based research to properly assess the proposal - which is considered to preserve the

character of the Conservation Area and cause no harm to the amenities of neighbouring properties. The application is recommended for approval.

2. Site description

- 2.1 The property forms part of a curved terrace which turns the corner from The Street into Blyford Lane and is situated at the entrance to the Village when approaching from the North. This terrace can be seen in prominent views from Bungay Road and The Street.
- 2.2 The main terrace (1-5 The Street) is made up of a group of white brick properties with glazed black clay pantiled roofs. This group of buildings, including the application site, are noted within the Conservation Area Appraisal (February 2020) as being a group of buildings that make a positive contribution to the character of the Conservation Area and therefore form part of the 'Local List'.
- 2.3 The application site is of a different character with rendered walls and a noticeably lower roof pitch appearing as a later addition to this terrace, which has subsequently been extended in length in recent years. This building has the following description within the recently adopted Conservation Area Appraisal:

"No.6 The Street contributes positively to the streetscene effect adjoining the terrace of No.s 1-5 The Street. Key features include its black pantiled roof, dentil eaves course, chimney and shallower roof pitch".

3. Proposal

- 3.1 The proposal is for a single storey side extension with a rendered finish, black glazed clay pantiles and timber joinery to match the existing property.

4. Consultations/comments

- 4.1 No third party representations received.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Holton Parish Council	30 March 2020	9 April 2020
Summary of comments: The Parish Council have no objection to these proposals.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	30 March 2020	No response
Summary of comments: No comments received.		

5. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	3 April 2020	28 April 2020	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	3 April 2020	28 April 2020	Lowestoft Journal

Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 25 April 2020 Expiry date: 18 May 2020
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6. Planning policy

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan (March 2019))

7. Planning considerations

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the development plan for the purpose of this application is the East Suffolk Council - Waveney Local Plan (Adopted 20 March 2019) – “the Local Plan”.

7.2 The main issues to consider within this application are the impact of the proposal on the character and appearance of the Conservation Area and the architectural and historic

interest of the building, which is highlighted as being of local importance to the Conservation Area.

Heritage Considerations

- 7.3 The Holton Conservation Area is a designated heritage asset. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, this is also a requirement of policy WLP8.39 "Conservation Areas" of the Local Plan.
- 7.4 In this case the proposed side extension is small in scale and set well back from the front of the property. The extension is of good design, with suitable materials that will match the appearance of the existing property. The extension is unlikely to be seen due to the extent of the landscaping to the North of the property.
- 7.5 This proposal would have no impact on the amenities of the neighbouring property due to the location of the extension.

8. Conclusion

- 8.1 The proposed extension is subordinate to the main property, constructed in materials that match those used in the existing building. The proposal is considered to be well designed and would protect the amenities of the occupiers of the adjoining property and would comply with the requirements of policy WLP8.29 "Design" of the Local Plan.
- 8.2 The proposal would also preserve the character and appearance of the Bungay Conservation Area and would also comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy WLP8.39 "Conservation Areas" of the Local Plan.

9. Recommendation

AUTHORITY TO APPROVE, subject to no material planning objections being received within the prescribed consultation period, and subject to the following conditions:

10. 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 the proposed Block Plan and drawing nos. AB1, AB2, AB3 and AB4; received 19 March 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 in writing with the local planning authority.

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

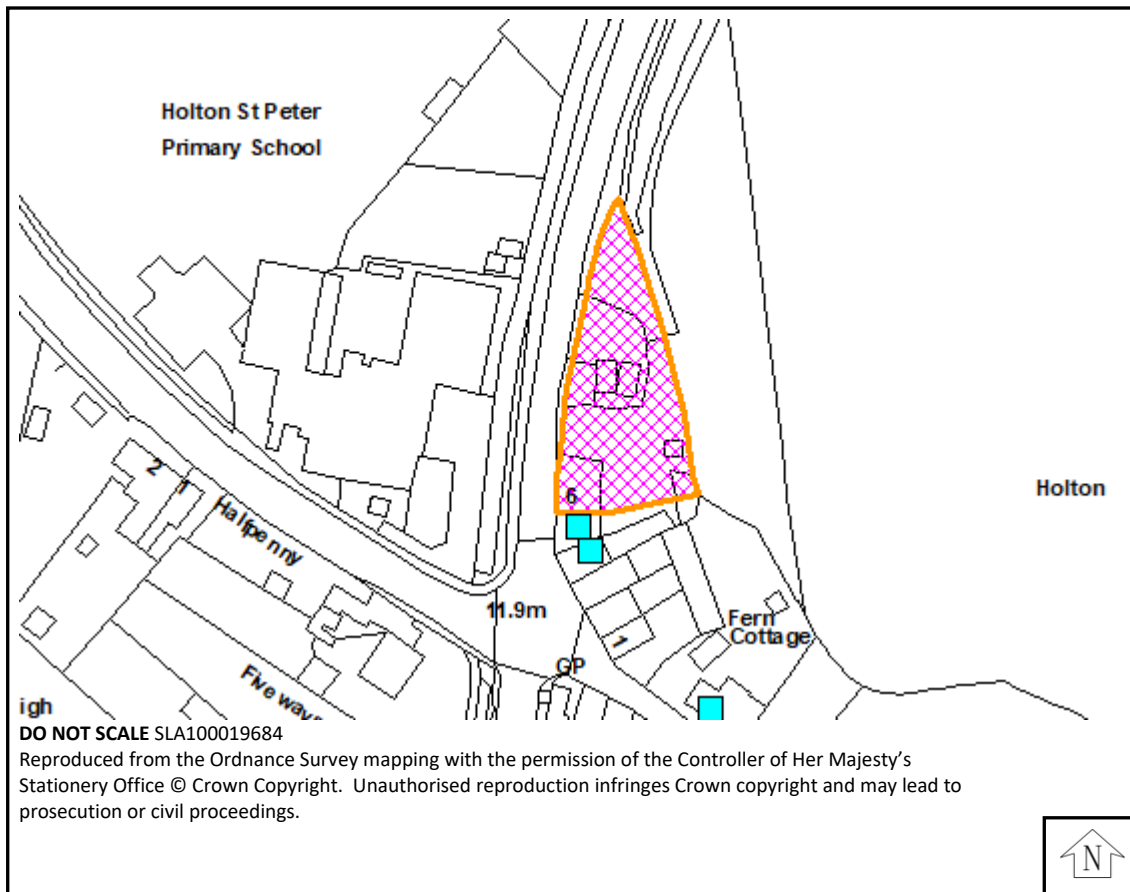
Informatives:

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.





Background information

See application reference DC/20/1244/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7EEK7QX06O00>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support