

Unconfirmed



Minutes of a Meeting of the **Planning Committee North** held remotely via Zoom, on **Tuesday, 9 June 2020** at **2.00pm**

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 Peter Byatt, Councillor Judy Cloke, Councillor Tony Cooper, Councillor David Ritchie, Councillor Keith Robinson

Officers present:

Liz Beighton (Planning Manager - Development Management), Charlie Bixby (Planner - Development Management), Joe Blackmore (Principal Planner - Development Management), Sarah Carter (Democratic Services Officer), Mia Glass (Assistant Enforcement Officer), Matt Makin (Democratic Services Officer), Iain Robertson (Planner - Development Management), Rachel Smith (Senior Planner - Development Management), Nicola Wotton (Deputy Democratic Services Manager)

1 Apologies for Absence and Substitutions

There were no apologies for absence.

2 Declarations of Interest

Councillor Brooks declared a Local Non-Pecuniary Interest in Agenda Item 5 – DC/19/1462/FUL – Land adjoining 8 The Street, Darsham and Agenda Item 6 – DC/19/4128/FUL – Glen House, Blackheath Road, Wenhaston with Mells Hamlet, as being Ward Member.

Councillor Elliott declared a Local Non-Pecuniary Interest in Agenda Item 11 – 40 High Street, Saxmundham, as the Applicant was a Group Member.

Councillor Rivett declared a Local Non-Pecuniary Interest in Agenda Item 8 – DC/20/1275/FUL – Council Offices, 1A Broad Street, Bungay, ad being Cabinet Member for Economic Development involved in the People and Places work. This declaration was made during the discussion on the item.

3 Declarations of Lobbying and Responses to Lobbying

Councillor Brooks declared that he had recently been lobbied on Agenda Item 5 - DC/19/1462/FUL – Land adjoining 8 The Street, Darsham.

4 Enforcement Action - Case Update

The Committee received report ES/0393 which summarised the outstanding enforcement cases sanctioned under delegated powers or through the Committee up to 27 May 2020. There were currently 17 such cases.

The Assistant Enforcement Officer advised there was nothing further to add since the preparation of the report.

In response to a Member's question regarding the Boasts Industrial Park, Worlingham, appeal and the cost implications of seeking a public inquiry, the Planning Manager explained that an inquiry would enable the evidence provided by both sides to cross-examined. She was unable to give an estimate of costs, however the Council would need to employ a barrister.

RESOLVED

That the report concerning Outstanding Enforcement matters up to 27 May 2020 be received and noted.

5 DC/19/1462/FUL - Land adjoining 8 The Street, Darsham

The Committee considered report ES/0394 which gave details of the planning application for full planning permission for the erection of 26 dwellings and associated access, car parking and open space on land to the north side of The Street, Darsham.

The Principal Planner explained that, under the current adopted Development Plan, the site was not allocated for development and was therefore in the countryside for planning purposes. However, the application site was an allocation in the emerging Suffolk Coastal Local Plan under policy SCLP12.49. That Plan was at an advanced stage in the process and that specific allocation was deemed to be consistent with the National Planning Policy Framework. The site was also sustainably located and would represent infilling of a gap between existing residential development which provided eight in favour of the principle of development. As Members were aware, the Committee had considered the application at its meeting in January 2020 and had deferred making a decision until the examining Inspector had issued his post-hearings letter on the Suffolk Coastal Final Draft Local Plan. That had been received in February and stated that 'subject to main modifications the Plan was likely to be capable of being round sound and legally compliant'. No modifications were proposed to the site allocation policy SCLP12.49 and on that basis, officers considered the policy could be given considerable weight in support of the proposal and were recommending approval.

Members were shown an aerial view, photographs and location plans of the site, comparing the details of the current Local Plan to the Draft Local Plan, views along the

road in both directions, the site frontage, views across and from within the site, and the proposed block plan. The site would be adjacent to the existing Hopkins & Moore development and close to the Cheyney Green development where the new village hall was located. Samples of the house types were displayed and details given of the tree protection plan.

The Principal Planner explained that the development had been set back from the road frontage to allow the retention of the trees. In addition, the trees on the western boundary and vegetation on that boundary would be retained. In highlighting the material planning considerations, the Principal Planner advised that the site was a logical infill and the development would be controlled by a Construction Management Plan in accordance with condition 16. In his view, with the public benefits of the scheme, there appeared to be no reason in planning terms to delay the development.

The Chairman invited questions.

Members sought clarification on the timing of the commencement of the development and the percentage of affordable housing indicating that, at 35%, there should be nine such dwellings. The Principal Planner explained that the standard condition applied in that development should be begun within a period of three years from being granted. In accordance with the relevant policy in the draft Suffolk Coastal Local Plan, the affordable housing requirement was slightly lower at one third and the affordable housing provision was broadly in accordance with that policy.

The Chairman invited public speakers to address the Committee.

As an objector and resident, Mr P McIntosh explained that the residents of Darsham and Parish Council had expressed huge opposition to this scheme. Not all information had been provided to allow due consideration to be given to the level of objection. The application contravened the policy to protect villages and that had not been satisfactorily addressed. The village had already exceeded its housing allocation as a result of three major projects causing disruption over the last few years. Four and five bedroomed houses in a small village it was not a balanced provision, nor the high density of houses. The proposed access was opposite a driveway entrance and with three junctions in 85m, safety was being compromised. The development would disrupt the trees and hedgerow and affect the ecology of the area. Additional lighting would affect the dark sky policy. The proposal was exploiting a natural resource in the name of profit and the site should not have been identified for development.

A Member asked a question regarding the status of the dark skies policy.

Mr McIntosh explained that DASH Astro (Darsham Astronomical Society) was a prime mover in the policy; all residents were aware and kept exterior lighting to a minimum during the hours of darkness.

On behalf of Darsham Parish Council, Mr R Leggate confirmed that the Parish Council was asking for the development to be delayed, full details of which were contained in the officer's report in paragraph 7.11. The two estates already built had increased the village's population by 30% and with this one that would increase to 50% over five years. How would you feel if you were a resident? Although the Inspector had made no modifications to this site, he asked that the Parish Council's views were taken into

account, but that had not happened. The sewerage system was already inadequate and the NPPF standards state that a site should be well served by public transport. That was not the case here. Having been consulted as a statutory body, the Parish Council was asking not to allow the development at this time due to the over allocation in the Local Plan. The Inspector asked the planners to respect the Parish Council's wishes and Members needed to do that by not approving this application today.

Mr C Smith advised that he was development planner for Hopkins and Moore. It was considered that the appearance of the development was in keeping with the local area and, referring back to the proposals in January, the technical requirements could be addressed. The application would provide an attractive development in accordance with the Local Plan policy. Mr Smith asked the Committee to concur with the officer's recommendation and approve the proposals.

The Chairman invited questions to the Applicant.

Member raised questions and sought clarification with regard to it being a sustainable location, footpath and cycle link, liaison with the Parish Council to mitigate any issues with construction, lack of provision of bungalows, and the dark skies policy.

Mr Smith advised that the site, in a rural area, was close to existing services and some facilities and the Inspector had concurred. There would be a financial contribution to Suffolk County Council to improve the existing cycle and path network and the footpath going to the railway station; that would be beneficial for the whole village. They were looking to ensure that working hours, deliveries and parking by contractors was acceptable. The site was somewhat small to be able to provide bungalows; however, it was considered to be a reasonable mix of properties on the site and all would meet disabled access standards in accordance with Building Regulations. As the site was in a rural location, they would look to follow the low light policy.

The Planning Manager advised Members that an appropriate condition relating to the lighting policy was being recommended.

The Chairman invited questions to officers.

Members raised questions relating to:

- Adequate cycle provision to Darsham station over a mile distant.
- Retention of hedgerow.
- Any further development coming forward for the village.

The Principal Planner confirmed that, although the final route of the footpath was not yet known, the contribution per dwelling for highways matters would go direct to the County Council. Other contributions would be made for footpath works near the railway station and the money would be ring fenced for that work. Paragraph 7.50 gave details relating to the loss of hedgerow on the southern boundary by the vehicle access, whilst unfortunate, it was necessary to facilitate safe and suitable access. The

trees there were not protected and some of the boundary features were being retained.

The Planning Manager advised that this was the only site coming forward for development; policy 12.48 in the emerging Local Plan identified a site that was outside the settlement boundary. However, Members further referred to that site which was for 120 dwellings near the railway station and understood that it was clearly within the Darsham parish boundary. Officers confirmed that that was an allocation in the emerging Local Plan, but that it was more distant from the main village, being in the transition between Yoxford and Darsham.

Whilst recognising that the site has been identified in the Final Draft Local Plan, some Members expressed concern that the parish was being swamped to the extent of unbalancing the community and the continuous development in Darsham was an issue. The increase in numbers of dwellings would lose the individual character of Darsham as a village and with further housing proposed near the railway station that would increase the population by 136%. Further comment was made that it was contrary to the existing Local Plan and if that carried weight, then the application could be refused at this time and might achieve the delay the Parish Council wished to see.

The Planning Manager advised that site near the railway station was allocated in the Draft Local Plan but no application to develop had come forward. On the site being considered today, the policy in the emerging Local Plan identified the site as being suitable for 25 dwellings. The application was considered to be a suitable development for the site as an efficient use of land at an acceptable level. Under the Planning and Compulsory Purchase Act (2004) decisions had to be made in accordance with the development plan unless material considerations indicated otherwise; the development accorded with the new Final Draft Local Plan and that now carried significant weight as the policies contained in the Plan were likely to be adopted. Those policies were as a result of work between Members and officers through the appropriate Working Group and this site had been endorsed as a suitable allocation. Having been through the examination process, the Plan would be adopted by the Council. If Members were minded to refuse the application, the Applicant would likely appeal against a weak refusal.

The Chairman asked the Applicant when they expected to commence the development and the time anticipated for the building works. Mr Smith advised it was hoped to start building work in the Autumn, subject to the Section 106 Agreement being in place and build time was anticipated to be within two years. The Principal Planner asked Members to note that early delivery of the site would aggregate all construction processes at one time and the proposed Construction Management Plan would address any issues that had previously been raised. Any delay would result in construction disruption commencing at a much later date.

A Member recalled the previous debate at the Committee's meeting in January that the application was deferred pending receipt of the Inspector's report. That had now been received and no modification was being proposed. Whilst sympathetic to the Parish's views, it was appropriate for the development to proceed and the developer was asked to work closely with the Parish Council and take on board its comments.

There being no further discussion, it was

RESOLVED

That authority be granted to approve the application, subject to the completion of a Section 106 Agreement securing:

- Affordable housing provision;
- Open space provision and long term site management;
- Per-dwelling contribution to Suffolk RAMS to mitigate recreational impacts on designated European sites; and
- A financial contribution to partially fund a safer pedestrian route to Darsham Station and the amenities, services and footway network beyond.

and 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 carried out in accordance with the following plans and documents:

- Drawing Nos. DAR3-003 rev B and DAR3-002 rev B, received 26 November 2019;
- Flood Risk Assessment and Drainage Strategy (Rev D) (ref. 1810-224 Darsham), received 25 November 2019;
- Ecological Impact Assessment (EclIA) (Southern Ecological Solutions, July 2019), received 29 October 2019;

Drawing Nos. DAR3-004 rev A, DAR3-005 rev A, DAR3-006 rev A, DAR3-010 rev A, DAR3-011 rev A, DAR3-012 rev A, DAR3-013 rev A, DAR3-014 rev A, DAR3-016 rev A, DAR3-017 rev A, DAR3-018 rev A, DAR3-019 rev A, DAR3-020 rev A, DAR3-021 rev A, DAR3-022 rev A, DAR3-023 rev A, DAR3-024, DAR3-025, DAR3-026 rev A, DAR3-027 rev A, DAR3-028 rev A, DAR3-029 rev A, DAR3-030 rev A, DAR3-031 rev A, DAR3-032 rev A, DAR3-033 rev A, DAR3-301 rev A, DAR3-302 rev A, DAR3-303 rev A, DAR3-304, DAR3-400, HOPK 428/28-002 rev B, HOPK 428/28-001 rev B, received 12 September 2019; and Drawing No. DAR3-001, received 05 April 2019.

Reason: To secure a properly planned development and for the avoidance of doubt as to what has been considered and approved.

3. Before the development is commenced, details of the access and associated works (including layout, levels, gradients, surfacing and means of surface water drainage), shown indicatively on External Works Layout Drawing DAR-03-B, shall be submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place. Thereafter the access shall be retained in its approved form.

Reason: To ensure that access on to the 'highway maintainable at public expense' is designed and constructed to an acceptable standard and made available for use at an appropriate time in the interests of highway safety.

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

Reason: To prevent hazards caused by flowing water or ice on the highway.

5. Before the access is first used, visibility splays shall be provided as shown on Drawing No. DAR-03-B and thereafter retained in the specified form. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the access would have sufficient visibility to enter the public highway safely.

6. Before the development is commenced, details of the 1.8m width footpath means of public pedestrian connectivity through the site (including layout, levels, gradients, surfacing and means of surface water drainage), shown indicatively on External Works Layout Drawing DAR-03-B, shall be submitted to and approved in writing by the Local Planning Authority.

The approved public connectivity footpath shall be laid out and constructed in its entirety prior to occupation of the 10th dwelling. Thereafter the public connectivity footpath through the site shall be retained in its approved form.

Reason: To ensure the provision, within the site, of a footway link that is segregated from conflict with the vehicular traffic on the relatively narrow section of The Street's carriageway fronting the site and that will allow the public to traverse east-west through the site. This footway link will form part of any future safer pedestrian route to Darsham Railway Station, amenities/facilities and the footway network beyond.

7. Before the development is commenced, 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.

8. 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.

9. 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 8 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.

10. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated 25/11/2019, ref: 1810-224) 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.

11. The development hereby permitted shall not be occupied 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.

12. 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.

13. Prior to the commencement of development, a detailed Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In accordance with the recommendations made within the approved Arboricultural Impact Assessment, to ensure that retained trees are not damaged during the construction process.

14. All hard and soft landscape works shall be carried out in accordance with the approved drawing nos. HOPK 428/28-002 rev C & HOPK 428/28-003 rev B, and shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow). Thereafter it shall be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

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

15. None of the trees or hedges shown to be retained on the approved plan No. 7685-D-AIA rev A (received 16 December 2019) shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written approval of the local planning authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been approved in writing by the local planning authority.

Reason: To safeguard the contribution to the character of the locality provided by the frontage TPO trees and other valuable specimens on and adjacent the site.

16. 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.

17. Prior to the commencement of development, the following Ecological documents/plans shall be submitted to and approved in writing by the Local Planning Authority:

- Construction Environmental Management Plan (CEMP) (including details of ecological mitigation measures identified in the EclA); and
- an Ecological Enhancement Plan (EEP).

The EEP shall detail ecological enhancement measures to be provided (in accordance with the recommendations made in the approved Ecological Impact Assessment EclA) including, but not limited to, the measures identified in the EclA and the provision of integrated swift nest boxes at a ratio equivalent to one per property.

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

Reason: to mitigate the ecological impacts of development and secure biodiversity net gain, in accordance with the objectives of Development Plan policies SP14 and DM27.

18. Prior to the occupation of any part of the development, details of an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of protection of the local ecological environment.

19. 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 BS10175:2011+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.

6 DC/19/4128/FUL - Glen House, Blackheath Road, Wenhaston with Mells Hamlet

The Committee considered report ES/0395, the purpose of which was to provide the Committee with details of the planning application for the development of eight dwellings on land adjacent to Glen House.

The Principal Planner explained that the site benefited from extant planning permission for six houses; the application now before Members proposed eight dwellings, split into four affordable homes and four open market dwellings. That represented a departure from policy DM1 resulting in the application being brought to Committee for determination.

Members were shown site location plans, aerial photographs and the settlement in the vicinity. The site itself was formerly used as a nursery; it was outside but adjacent to the settlement boundary. Views of the street scene and Blackheath Road were displayed together with the schedule of accommodation showing the proposed housing mix which gave a detailed indication of the proposals for consideration compared to the extant permission.

The Principal Planner explained the approved adjacent development which was next door and included retaining the existing house. This development proposed four open market three bedroomed dwellings and affordable homes comprising two two-bedroomed houses and two one-bedroomed apartments each with parking. The Principal Planner advised that the fenestration arrangements ensured that there was no overlooking from the bedrooms into plots 5 and 6. Having considered the principle of the development, it was considered to be sustainable and proposed a better use of

the land. Whilst contrary to policy DM1 in terms of the ratio of open market housing to affordable housing, the more efficient use of land, affordable housing and smaller dwellings were considered to have no detrimental impact on the area and approval was being recommended.

The Chairman invited questions.

Members sought clarification on the size of the gardens for the affordable dwellings, the need for affordable housing and the proposed development on the western side of the site. The Principle Planner explained that the size of the gardens was not a reason for refusal; the apartments on plots 3 and 4 had shared space. Any future occupier would be aware of the curtilage and all eight plots were provided with parking. The development on the western side was fully consented ready for development. The Principal Planner acknowledged that some of the gardens were small and likely at the limit of what was acceptable. It was understood that local need had identified need for around four affordable dwellings.

The Chairman invited public speakers to address the Committee.

Mr P Hockley thanked the Planners for guiding them through the development and he hoped the Committee would approve the application as there was demand for smaller houses in the community. His intention was to build the dwellings and rent for local housing as an alternative to RSLs. He welcomed the opportunity for local people to have affordable housing.

The Chairman invited questions.

Members questioned if the change in the provision of market housing was for need or financial reasons and how the properties would be managed. Mr Hockley explained that the demand in the area was for smaller houses for local people at realistic rents. He was not looking to sell the properties; the affordable homes were to be sold to the Council at build cost for management either by the Council or by a Registered Social Landlord and the four market homes would be retained by his company and be available for rent. In response to Members questioning the fact that that information had not been contained in the report, the Planning Manager explained it was a separate process under discussion with the Head of Housing. Nothing had been formally agreed so the Committee was considering an application that included affordable housing only.

The Committee supported the proposal and asked for reassurance that the four dwellings available for rent would be protected to ensure they were available for local people. The Planning Manager advised that the Applicant had agreed and given verbal assurance but that it was only the four affordable homes controlled through a legal agreement.

There being no further discussion, it was unanimously

RESOLVED

That authority to approve be granted, subject to officers securing the per-dwelling financial contribution to fund the Suffolk (Coast) RAMS and 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 shall be carried out in accordance with Drawing Nos. P1002 revB, P1005 and P1004 rev, received 26 May 2020; and P1001 & P1003, received 22 October 2019.

Reason: For the avoidance of doubt and to secure a properly planned development.

3. The materials and finishes shall be as indicated within the submitted application unless otherwise approved by the local planning authority.

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

4. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it and shall be retained in perpetuity. The scheme shall include:

- i. the tenure of the affordable housing provision to be made, which shall consist of not less than 4 affordable dwellings;
- ii. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- iii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In accordance with Policies DM1 and DM2 of the Core Strategy to secure the appropriate provision of affordable housing on the site.

5. No other part of the development hereby permitted shall be occupied until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM01; and with an entrance width of 4.5 metres. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

6. Prior to the development hereby permitted being first occupied, the vehicular access onto the highway shall be properly surfaced with a bound material for a minimum

distance of five metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

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

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

Reason: To prevent hazards caused by flowing water or ice on the highway.

8. The use shall not commence until the area(s) within the site shown on Drawing No. 1002 A for the purposes of loading, unloading and manoeuvring and parking of vehicles has been provided and thereafter those areas shall be retained and used for no other purposes unless otherwise approved by the local planning authority.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in the interests of highways safety.

9. 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 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 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 Strategic Policies SP1 and SP15 of Suffolk Coastal District Council Core Strategy Development Plan Document (2013) and the heritage objectives of the National Planning Policy Framework.

10. 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 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.

11. No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to prevent damage to trees during construction.

12. No development shall take place until a scheme of hard and soft landscaping has been submitted to and approved by the Local Planning Authority. The scheme shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development. All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become

seriously damaged or diseased in the next planting season with others of a similar size or species, for a period for five years from the date of the approved scheme was completed.

Reason: This condition is a pre commencement condition in the interests of visual amenity to ensure an appropriately designed landscaping scheme is agreed at an early stage and implemented in a timely manner.

13. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to, and approved by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 9 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.

14. Prior to any occupation or use of the approved development the RMS approved under condition 10 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.

15. A validation report must be submitted to and approved 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.

16. 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.

17. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details before the use commences.

Reason: In the interests of visual amenity and biodiversity.

7 DC/19/5008/FUL - Land adjoining Hilltop, Carlton Road, Kelsale Cum Carlton

The Committee considered report ES/0396 which gave details of the planning application for the erection of a detached dwelling with attached garage. The application was before Committee as the development proposal was a departure from the Local Plan because the site was outside the physical limits boundary.

Members were shown a site location plan showing its position compared to the development boundaries and the historic parkland. Photographs also showed the views of the existing hedgerow, the adjacent property and proposed access. The block plans showed the position of the proposed 1½ storey property and cart lodge and proposed internal layout.

The Planner explained that the site had outline consent for two dwellings and garages approved in 2018 and the previous outline consent in 2017 for one dwelling had been allowed on appeal. He outlined the differences between the approved plans and the proposed plans. In highlighting the material planning considerations and key issues with regard to visual amenity and street scene, residential amenity and impact on the

historic parkland and landscape, it was considered the principle of development on the site had been established. The proposal was acceptable and therefore recommended for approval.

Reservations were expressed but the planning history of the site was that it had consent and Members noted that the Parish Council had made no objection. It was particularly noted that the proposed dwelling was a 1½ storey property compared to the original consent for a single storey. There being no further discussion, it was

RESOLVED

That permission be granted subject to the following:

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 1997.01 & 1997.02 received 23/12/2019, 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. No building work shall commence until details of the following have been submitted to and approved in writing by the local planning authority:

- (i) All external materials (including external walls, roof material and windows)
- (ii) rainwater goods (including material and colour)
- (iii) fence and gates (on boundary with adjacent neighbours) (full details of location, height, appearance, materials and finish).

Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.

Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building: the application does not include the necessary details for consideration.

4. Within 3 month(s) of commencement of development, satisfactory precise details of a tree and/or hedge planting scheme (which shall include species, size and numbers of plants to be planted) shall be submitted to and approved in writing by the local planning authority.

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

5. 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 Suffolk County Council's Standard Access Drawing No DM01; with an entrance width of 4.5 metres 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.

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

Reason: To prevent hazards caused by flowing water or ice on the highway.

7. 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.

8. 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.

9. Prior to the development 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.

10. Before the access is first used visibility splays shall be provided as shown on Drawing No.02 with an X dimension of 2.4 metres and a Y dimension of 43 metres and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and reenacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure suitable visibility from the access site is secured.

11. 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 BS10175:2011+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 ORLB URNS 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.

12. No development shall take place (including demolition, ground works, vegetation clearance) until a Mitigation Method Statement for great crested newts (based on appropriate survey information) has been submitted to and approved by the local planning authority.

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

13. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (PEA) report (Anglian Ecology, March 2020).

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

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

Reason: To ensure that nesting birds are protected.

8 DC/20/1275/FUL - Council Offices, 1A Broad Street, Bungay

The Chairman advised that he would be taking Agenda Items 8, 9 and 10 together under one presentation, but the Committee would need to vote separately on each application.

The Committee considered report ES/0397 which gave details of the application for the installation of an Automated Teller Machine (ATM) and Non-Illuminated logo panel at 1A Broad Street, Bungay. The application was accompanied by an application for Listed Building Consent and Advertisement Consent.

Members were shown location plans of the site, photographs of the building and street scene, views of the existing and proposed front elevation on the building and the proposed ATM and sign.

The Planner explained that, due to recent bank closures, there was currently no 24/7 access to an ATM in Bungay town centre. There was one cash point in a convenience store but that did not offer 24 hour provision causing a detrimental impact on both traders and members of the public wishing to withdraw cash. The Planner commented on an historic photograph of the street which showed that, at one time, the building did not have ground floor windows. Also, for comparison, photographs of a similar installation in Halesworth which showed how a building could be reverted to its original appearance.

The main issues were design and heritage impact on the Conservation Area and Listed Building. An objection had been received from Suffolk Preservation Society, Whilst it was acknowledged there would be some harm, there were public benefits including the provision of 24 hour access to cash and the fact that it would provide valuable support to the viability of the town centre. Approval was being recommended subject to appropriate conditions.

The Chairman invited questions.

Members sought clarification on the level of the windowsills, the reversibility of works if the machine was no longer needed and any impact on the interior of the building. The Planning Manger advised that it was not possible to condition the requirement to reverse the works if the ATM was no longer needed but an informative could be included on any approval granted. The Planner reminded Members of the section view showing the side elevation and explained that the cash machine would not reduce the reusability of the room in which it was proposed to be inserted.

The Chairman invited public speakers to address the Committee.

On behalf of the Town Council, Mr R Prior explained that the closure of all banks in Bungay had been a disaster for the town. ESC had tried to revitalise towns and that had highlighted the issue of missing banking facilities and ATMs. With the Post Office due to close at the end of the year, financial services would cease. Martins was due to close in September and its ATM, which was frequently out of cash, was not being

relocated. The building in Broad Street was an ideal site, centrally located and at the hub of the town centre. It would attract visitors to Bungay who would not need to go to other towns for cash. Alternative locations did not match this on criteria. It would not affect the inside of the building as the room was a storeroom for CCTV equipment. The application was supported by local businesses, Councillors and the MP. Mr Prior requested the Committee to please approve the application.

As Ward Member, Councillor Cloke advised that Bungay had been without an ATM for two years since four banks and two building societies had closed. A Lloyds Bank mobile banking van had been visiting the town but not on a regular basis and if the public did not bank with Lloyds, they had to go to Beccles and would end up shopping there too. The local fishmonger had stopped coming to the town. As shown at the Council's recent Community Partnership meetings, the largest group of residents were in the over 65s group and the over 85s in the town were above the national average. Many members of such groups mistrusted internet banking, wished to use cash and had been deprived of that facility. It was very frustrating not to be able to get cash. Although there was an ATM at the Co-Op, the shop was a mile out of town and the machine was often out of cash. The building in Broad Street was the best location for a new ATM with adjacent parking; it was only recently that the first floor had been listed. The MP had been supporting the local campaign. Councillor Cloke asked that the Committee approve the applications, just one good step to assist the rejuvenation of the town centre.

There being no further questions and following a proposal that was duly seconded to approve the application, it was unanimously

RESOLVED

That permission be granted 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 Proposed ATM Rev: 01 received 27 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.

9 DC/20/1050/LBC - Council Offices, 1A Broad Street, Bungay

The Committee considered report ES/0398 which sought Listed Building Consent for the installation of an Automated Teller Machine and Non-Illuminated logo panel within the front façade of 1A Broad Street, Bungay, a Grade II listed building.

Having considered and approved the application under Item 8 on the Agenda, it was unanimously

RESOLVED:

That permission be granted subject to the following conditions:

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

Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawing Proposed ATM Rev: 01 received 27 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.

10 DC/20/1276/ADN - Council Offices, 1A Broad Street, Bungay

The Committee considered report ES/0399 which sought Express Consent for a Non-Illuminated logo sign within an Automated Teller Machine proposed to be installed within the front façade of 1A Broad Street, Bungay, a Grade II listed building.

Having considered and approved the application under Item 8 on the Agenda, it was unanimously

RESOLVED:

That approval of express consent be granted, subject to 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. The development hereby permitted shall be completed in all respects strictly in accordance with drawing NW0094 received on 20 March 2020 and Proposed ATM Rev: 01 received 27 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.

11 DC/20/1369/FUL - 40 High Street, Saxmundham

The Committee considered report ES/400 which gave details of the application for the erection of a conservatory to the rear of the property. The application was before Committee for determination as the Applicant was a Member of the Council.

The Planner explained that the dwelling was a mid-terraced residential property within the Saxmundham Conservation area. Although unlisted, the building made a positive contribution to the street scene.

Members were shown location plans of the site including photographs of the location of the building, the frontage and rear views of the property where it was proposed to erect the modest conservatory.

The Planner advised that the proposal was considered to be acceptable with regard to design and residential amenity and was therefore recommended for approval.

Members supported the recommendation for approval and unanimously

RESOLVED:

That permission be granted subject to the following conditions:

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

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be completed in all respects strictly in accordance with Drawing nos. P-01, P-02 and P-03 received 1 April 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.

12 Woods Meadow Development Phase 2 - Section 106 Update

The Committee received report ES/0401 which provided Members with an update on the resolution of outstanding matters in respect of the Section 106 Agreement for the Woods Meadow development.

In that agreement the development was required to make financial contributions to Suffolk County Council in respect of education facilities, libraries, bus stop provision, waste and refuse, and cycle and footpath provision. It was understood that the

developer was up to date with those contributions. In addition, there was a contribution for improvements to the highway infrastructure of Lowestoft and a Highway Review Bond for any works the Highway Authority considered necessary. To date, a Reserved Matters application for the provision of shopping facilities had not been submitted. It was understood the services for the community centre were in the process of being provided. The Section 106 Agreement also included the provision of affordable housing; that had been provided in Phase 1 and would also be provided within Phase 2. In summary, the developer was currently meeting its obligations or the trigger points for compliance, such as with the highway review, had not yet been reached.

In addition, the update report, circulated prior to the meeting, gave further details on the transfer of land in February 2019 and payments with regard to the country park. The Chairman thanked the officers for providing the update reports and before noting the information, asked if there were any questions.

Members raised issues with regard to:

- The Committee not receiving notification when the country park transfer was completed as had been promised.
- The size of country park compared to the land that was actually transferred (A Councillor commented that the park was 50 hectares, only 49 had been transferred).
- The community asked for country park to be 'pegged' and that had not happened.
- Concerns were raised over the land that had been promised to Oulton Parish Council and that it had been eroded at the edges resulting in a reduced hectarage.
- Update on the ongoing enforcement issues on which the Enforcement Officers had been involved.
- Cycle path route deviated from the planned route and had the Parish Council be consulted.
- Persimmon had not moved its security fencing off the country park land making fencing difficult.
- Any environmental health issues in connection with the 'Suffolk Fat and Bone' site.

The Principal Planner advised that he was not aware of any reduction in the land that had been transferred to East Suffolk Norse and the relevant funds would be used to provide the country park in due course.

The Planning Manager advised that some issues raised would need to be taken back to the case officer for a further report and also clarify discussion that might have taken place between Persimmon Homes and the Parish Council. Members agreed it would be beneficial to have a further report to the Committee at its next meeting to clarify and respond to the issues raised.

RESOLVED:

1. That the Woods Meadow Development Phase 2 - Section 106 Update report be received and noted.
2. That a further update report be submitted to the next meeting of the Committee and the case officer be requested to attend for any further questions.

The meeting concluded at 4.30pm.

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Chairman