



## Committee Report

Planning Committee - 8 September 2020

Application no DC/18/1403/COU

**Location**

Playters Old Farm  
Church Road  
Ellough  
Beccles  
Suffolk  
NR34 7TN

**Expiry date** 8 July 2018

**Application type** Change of Use

**Applicant** Lesko Group

**Parish** Ellough

**Proposal** Change of Use for siting of 35 high quality timber lodges (static caravans) as well as one Manager's unit, together with peripheral and supplemental landscaping

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### 1. Summary

- 1.1 The application seeks full planning permission for 35 holiday lodges and one Managers lodge. In 2014 planning permission was granted (ref. DC/14/2427/COU) for 5 holiday lodges, one reception lodge and horse paddocks on the site which established the principle of holiday accommodation in this location.
- 1.2 It is considered that the site is sustainably located close to Beccles and the Beccles Southern Bypass which gives good access to the wider highway network, and that the proposal complies with Local Plan tourism Policy WLP8.15 and the objectives of the East Suffolk Business Plan.

- 1.3 Further to revised details, the Highways Authority do not object to the application, and the proposal will not have a detrimental effect on the character and appearance of the surrounding landscape. The application is therefore recommended for approval.
- 1.4 The application is referred to Planning Committee North by the Referral Panel for reasons of public interest.

## **2. Site description**

- 2.1 The application site is located approximately 2 miles from the market town of Beccles. The site and immediate surroundings are predominantly rural in character although it is situated in close proximity to the Ellough Industrial Estate and Ellough Park Kart Circuit to the north east.
- 2.2 The site consists of a 2.1 hectare field on the east side of Church Road opposite Playters Old Farm. There is an existing gated vehicular access from Church Road which currently leads (via a concrete roadway) to two large steel-clad agricultural buildings which lie outside, but adjacent to, the application site. The site slopes down on all sides to a low point where there are two small ponds in the south east part of the site and there are hedges along the east, south and west sides of the field and also partially along the northern boundary. Ellough Wood stands one field over to the east.

## **3. Proposal**

- 3.1 The application seeks a change of use of the land for the siting of 35 luxury lodges and 1 residential manager's unit on land situated opposite Playters Old Farm together with supplemental and peripheral landscaping.
- 3.2 The Planning Statement provides the following information:

*"The use of the 35 luxury lodges will be for holiday purposes only and it is envisaged that the units will be operated on a fleet hire basis. It is proposed that the lodges will be subject to a 12 month holiday season to compete with other luxury lodge parks throughout the UK which operate all year round. The manager's unit will be occupied on a permanent residential basis to offer 24 hour security 7 days a week.*

*The lodges will meet the statutory definition of a caravan as outlined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. Each lodge will be a twin-unit caravan and will typically measure 12.2m x 6.1m (40ft x 20ft)".*

- 3.3 A circular internal access road is proposed with each lodge to have parking space for two cars adjacent to the unit. Each of the lodges will be timber clad.

## **4. Consultations/comments**

- 4.1 17 representations have been received raising the following points:

- Ellough is a small rural community and has no shops, cycle paths or pavements and there are no transport links so visitors would have to use their own transport.
- Church Road is a small narrow road with poor line of sight. It is also close to a busy industrial estate. There is quite a heavy volume of traffic which is hardly in the interests of visiting tourists.
- The ancient meadowland areas including a pond are very important to wildlife.
- Overdevelopment of the site going up from 5 to 35 units
- No main foul sewer with a pond and ditches carrying water away from the industrial estate next door meaning smells from handling largester system for drains
- this would represent the second site of "luxury" lodges to be approved within a mile of each other
- much of Church Rd is single track country road with passing places
- the part of Church Rd adjacent to the Hundred river is prone to flooding
- loss of countryside
- wholly unsuitable proposal for this rural area
- The proposed holiday park less than 100 yards from us is a disruption too far
- Additional traffic and noise
- There is no need for the development

## 5. Consultees

### Parish/Town Council

Consultee	Date consulted	Date reply received
Parish Council	10 April 2018	25 April 2018

#### Summary of comments:

*The Parish Council recommends refusal of this planning application for the following reasons:*

*The Parish Council is aware that a planning application was made in 2014 for five holiday lodges with associated building and horse paddock and permitted by the District Council. As work was not started within the required three year period and the Parish Council assumes that the change of use from*

*Agricultural to the lodge provision no longer remains. There have been significant changes to the area around the proposed site that strengthen the case to refuse.*

*The Parish Council considers that the site is not compatible with the surrounding area. The creation of the Ellough Enterprise Zone has seen an increase in the industrial and business use at Ellough.*

*The proposed site for the luxury lodges would be surrounded by a variety of industrial units, a large plastics factory, new industrial units now being constructed, a large waste transfer station, a tanks and pipe work store, and numerous other small units at Moore's park.*

*There are no amenities normally associated with a holiday park close by therefore requiring guests to travel from the site. The visual aspect for guests would not be the scenic view they would expect if they were to stay there.*

*The Council is also concerned that the road network leading to and from the site is a narrow lane and an increase in traffic to and from the site would increase the dangers for users.*

## Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	10 April 2018	25 April 2018
Summary of comments: Refuse.		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	5 October 2018	11 October 2018
Summary of comments: Revised details; no objection subject to conditions.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	1 May 2018	18 May 2018
Summary of comments: Holding objection.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	22 October 2019	28 October 2019
Summary of comments: Revised details, no objection subject to conditions.		

## Non statutory consultees

Consultee	Date consulted	Date reply received
WDC - Leisure Facilities	10 April 2018	10 April 2018
Summary of comments: No comment or objection.		

Consultee	Date consulted	Date reply received
WDC Environmental Health - Contaminated Land	10 April 2018	25 April 2018
Summary of comments: No objection.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	10 April 2018	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	10 April 2018	17 April 2018
Summary of comments: No objection.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	10 April 2018	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	17 December 2018	No response
Summary of comments: No response.		

Consultee	Date consulted	Date reply received
Ecology (Internal)	15 May 2020	5 June 2020
Summary of comments: Internal response; see report.		

## 6. Publicity

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

<b>Category</b>	<b>Published</b>	<b>Expiry</b>	<b>Publication</b>
Major Application	25 May 2018	14 June 2018	Beccles and Bungay Journal

<b>Category</b>	<b>Published</b>	<b>Expiry</b>	<b>Publication</b>
Major Application	25 May 2018	14 June 2018	Lowestoft Journal

## Site notices

General Site Notice	Reason for site notice: Major Application Date posted: 17 May 2018 Expiry date: 6 June 2018
General Site Notice	Reason for site notice: Major Application Date posted: 19 April 2018 Expiry date: 9 May 2018

## 7. Planning policy

WLP1.1 - Scale and Location of Growth (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.15 - New Self-Catering Tourist Accommodation (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan (March 2019))

## 8. Planning considerations

### Planning Considerations

8.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) sets out that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, then determination must be made in accordance with the plan unless material considerations indicate otherwise.

8.2 The main issues to consider in the determination of this application are:

- (i) The principle of tourism and the planning history of the site.
- (ii) The landscape impacts
- (iii) Highway considerations
- (iv) Ecology and Habitat Mitigation
- (v) Other Matters

### Principle of Development

8.3 The National Planning Policy Framework is generally supportive of tourism stating that sustainable rural tourism which benefits the rural economy whilst respecting the character of the countryside should be supported.

- 8.4 The tourism industry is recognised as being a vital part of the local economy. The East Suffolk Business Plan strives to build on the strength of the tourism economy and sets out the aims of increasing visitor numbers outside of the main tourist season and delivering and supporting cultural and sporting events for greater tourism opportunities.
- 8.5 The East Suffolk Council (Waveney) Local Plan recognises that self-catering tourist accommodation plays a vital role in the District's tourism sector and that it is desirable to provide a diverse range of accommodation, including in rural areas. Policy WLP8.15 states, inter alia, that medium sized sites (11-79 pitches/units) will require good access to A or B roads and public transport and that covered cycle storage proportionate to the size of the site must be provided on site.
- 8.6 As will be noted above, consent has previously been granted for 6 lodges on the site. At that time the site was considered to be sustainably located as it is approximately 3.75km from the centre of Beccles, and there are other shops closer to the site than that. Since that scheme was consented the Beccles Southern Bypass opened in 2018 thereby making the site more accessible than was the case previously. The bypass is approximately 1km from the application site and gives good access to the A145. In the opposite direction Copland Way gives direct access to the A146.
- 8.7 The application site is therefore considered to be in a sustainable location and the previous application established the principle of holiday lodges on the site. As such the proposal is considered to be in accordance with the objectives of the NPPF, the East Suffolk Business Plan and local plan Policy WLP8.15, subject to compliance with other relevant local plan policies.
- 8.8 To prevent tourist accommodation being used for residential purposes Policy WLP8.15 states that tourist units should be vacated for a specified and continuous period of at least six weeks of the calendar year. This could be secured by condition should the application be approved.
- 8.9 The Parish Council and some of the above representations are of the view that the site is not compatible with the surrounding area due to the proximity to the Ellough Industrial Estate. The nearest industrial buildings are currently approximately 400m from the site, although land which is allocated for employment development under Policy WLP3.3 is approximately 300m from the site at its nearest point. There is no reason in principle why holiday accommodation should not be located close to industrial land and it would be a matter for the developer to assess whether the location had any impact on the attractiveness and hence viability of the site. In any event Policy WLP3.3 states, inter alia, that landscaping should be provided to the south of the site. Landscaping together with the separation distance would provide a buffer to the industrial land.

#### Highway Considerations

- 8.10 The proposed means of vehicular access is from the existing access opposite Playters Old Farm on Church Road that has previously been used for agricultural purposes and will be subject to improvements to make access to-and-from the site easier and safer. The existing access will be widened to increase the width to 4.8m. It will also be resurfaced, and regular maintenance of surrounding vegetation will be carried out to ensure the visibility splays of Church Road are not obstructed.

- 8.11 Initially the Highway Authority were recommending that the application be refused on the grounds that the minimum visibility splays at the access could not be achieved. However, following the submission of speed surveys, the Highway Authority have accepted that reduced visibility splays at the access are acceptable. As such the proposal is acceptable to the Highway Authority subject to the provision of the visibility splay evidenced by the traffic survey. The Highway Authority also request conditions for the access and parking of vehicles including secure cycle parking.
- 8.12 As will be noted above there are local objections to the application on highway safety grounds, including the narrowness of the road and lack of visibility. Whilst such concerns are acknowledged, the Highway Authority are a statutory consultee on such matters and raise no objections. It can therefore be concluded that the proposal does not raise a highway safety risk and that there is no justification for opposing the application on these grounds, as per NPPF paragraph 109, which gives clear direction on considering development proposals in respect of highways matters.

### Landscape Impact

- 8.13 The valuable character of the Waveney landscape is one of the assets which helps support the local tourism industry. It is therefore important that tourism development does not harm this asset on which it depends. Local plan Policy WLP8.35 on Landscape Character states, inter alia, that development proposals should be informed by, and be sympathetic to, the distinctive character areas, strategic objectives and considerations identified in the Waveney District Landscape Character Assessment (2008). The NPPF places strong protection on national designations such as the Area of Outstanding Natural Beauty.
- 8.14 Within the Landscape Character Assessment, the site lies within the Saints Plateau - East character area where key characteristics include mixed native hedgerows and areas of farm woodland. The site also lies adjacent to the boundary of the Hundred Tributary Valley Farmland character area to the east.
- 8.15 In this case the site is not within the AONB or other designated landscape. With regards to considering the impact of the proposal on the surrounding landscape, consent has previously been granted for 6 lodges on the site. It is accepted that the proposal will result in a significant intensification of the previously approved scheme. However, the site is reasonably well screened by existing vegetation and it is considered that there is scope and benefit to be gained from some additional native species tree planting both internally and also where opportunities allow, within or adjacent to the existing site boundary hedges. Officers are of the view, therefore, that with this provision and correct management of the boundary hedges, the increased number of the lodges proposed can be satisfactorily accommodated on the site without creating any significantly harmful landscape or visual impacts.
- 8.16 Supplemental tree planting is proposed around the site boundary as well as internally to help assimilate the development into its surroundings and create a landscaped setting in which to site the holiday lodges. Final planting details can be secured by condition should the application be approved.

- 8.17 For the reasons given above it is not considered that the proposal will be harmful to the wider landscape character. As such the proposal is not considered contrary to the objectives of the NPPF or local plan Policy WLP8.35. In order to minimise the visual appearance of the units it is suggested that there be no external decking or verandas or other external alterations to the units. This could be secured by condition should the application be approved.

#### Ecology and Habitat Mitigation

- 8.18 Policy WLP8.34 (Biodiversity & Geodiversity) sets out the Council's approach to protecting and enhancing biodiversity and geodiversity and safeguarding the integrity of designated European sites.
- 8.19 One pond is present on the site and there are others in the vicinity. The Preliminary Ecological Appraisal (December 2018) states that further presence/likely absence surveys for Great Crested Newts are required. ODPM Circular 06/2005 states that *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."* Should there be any Great Crested Newts present in the vicinity of the site then the results of the surveys will enable an appropriate mitigation strategy to be formulated.
- 8.20 A Great Crested Newt Survey Report dated June 2020 has been submitted which recommends the incorporation of mitigation measures into the layout of the site, which will result in a net gain for biodiversity in accordance with the National Planning Policy Framework. The Council's Ecologist has reviewed the report and raises no objection to the application subject to conditions.
- 8.21 In addition to the above, this type of accommodation will bring in holiday makers / visitors, who are generally drawn to the coastal / estuarine areas, particularly if they have dogs. As the site is within the 13km Suffolk RAMS Zone of Influence (Zone B) a financial contribution to the scheme will be required to mitigate the in-combination recreational disturbance impact on these habitat sites (currently European designated sites).
- 8.22 The appropriate contribution to the Suffolk RAMS has been made. As such it can be concluded that there will be no recreational disturbance impact on European designated sites as a result of this proposal and that the proposal would not conflict with the objectives of Policy WLP8.34.

#### Other Matters

##### Heritage Assets

- 8.23 There are no listed buildings close to the site and the site is not within a conservation area. As such the proposal does not impact on any designated heritage assets.

##### Surface Water Drainage

- 8.24 The site falls within Flood Zone 1 of the Environment Agency's Flood Map, which has the lowest probability of flooding. Initially Suffolk County Council Flood and Water Management

objected to the proposal as no information had been provided regarding surface water drainage, in the form of a Flood Risk Assessment and drainage strategy. Following this recommendation, the applicant submitted a drainage assessment which is sufficient for Suffolk County Council to withdraw the holding objection, subject to conditions. Subject to these recommended conditions it can be concluded that flood risk would be properly dealt with in accordance with the objectives of Policy WLP8.24 (Flood Risk).

#### Foul Water Drainage

- 8.25 Foul water treatment is considered in the submitted Drainage Assessment. It states that because there is no mains foul drainage system within the vicinity of the site a private foul water drainage system is required. Therefore, a package treatment plant is proposed to treat foul flows from the development. It is proposed that this would be located in the south-western section of the site.

#### Archaeology

- 8.26 The applicant has provided Suffolk County Council Archaeological Unit with details which show that there is a fairly thick deposit of topsoil on the site. SCCAU have confirmed that the formation depths of the proposed roads and areas where caravans are to be placed wont impact on any archaeological features or deposits. As such conditions relating to archaeology are not required.

#### Contaminated Land

- 8.27 The applicant will need to provide a suitable assessment of contamination at the site which demonstrates that the site is, or can be made, suitable for the proposed use. The Environmental Health Officer has confirmed that this assessment can be secured by conditions prior to development commencing, should the application be approved.

### **9. Conclusion**

- 9.1 Planning permission for a smaller number of holiday units has previously been granted on the site which established the principle of tourist accommodation in this location. Whilst this application represents an intensification of the previous permission, it is nevertheless considered that the proposal is acceptable and that it complies with local plan tourism policy WLP8.15 and the East Suffolk Business Plan. The tourist industry is of vital importance to the local economy which the proposal will help to support. The Highway Authority do not raise any concerns regarding highway safety, and the proposal will not have an adverse effect on the character and appearance of the surrounding countryside. Approval of the application is therefore recommended.

### **10. Recommendation**

- 10.1 That the application be approved subject to 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 development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with the site location plan and drawing no. 11157/P01b received 14 May 2020. The holiday lodges hereby approved shall be of the Kingfisher or Manhattan model or similar.

Reason: To secure a properly planned development.

3. The number of holiday lodges stationed on the site shall not exceed 36 including the Manager's unit.

Reason: In the interests of the appearance of the site and surrounding landscape.

4. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM04 and with an entrance width of 5m, radius of 6m and access width of 17m. 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.

5. Before the access is first used visibility splays shall be provided as shown on Drawing No. Dwg No 2705/001 with an X dimension of 2.4m and a Y dimension of 120m 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.

Reason: to ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action

6. Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

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

7. 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:

1) A desk study and site reconnaissance, including:

- \* a detailed appraisal of the history of the site;
- \* an inspection and assessment of current site conditions;
- \* an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
- \* a conceptual site model indicating sources, pathways and receptors; and
- \* a preliminary 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).

2) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- \* the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- \* 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 BS10175:2011+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.

8. 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.

9. Prior to any occupation or use of the approved development the RMS approved under condition 8 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.

10. 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 the RMS approved under condition 8 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.

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 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.

12. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works 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.

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

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

14. The approved holiday unit(s) shall be occupied solely as holiday accommodation and for no other purpose whatsoever including residential use.

Reason: The proposed units are suitable for holiday accommodation but not suitable for residential use.

15. There shall be no occupation of the holiday units between 1st January - 12th February in any calendar year and the owner shall maintain, and keep available for inspection at all reasonable times, an up-to-date register of lettings.

Reason: To prevent the units being occupied for full time residential use in accordance with Waveney Local Plan Policy WLP8.15.

16. The occupation of the reception lodge shall be limited to a person solely or mainly employed in the management of the holiday lodges and any resident dependants.

Reason: Ellough is not a location where new residential development would normally be allowed; however permission has been granted in this case because of the desirability of on-site supervision of the holiday lodges. This condition is therefore imposed to ensure that the lodge remains available for this purpose.

17. No decking, verandas, hot tubs or any other external additions/alterations to any of the lodges hereby approved are permitted by this permission unless such additions are otherwise approved in writing following the submission of a planning application.

Reason: In the interests of the appearance of the site and amenity.

18. No development shall commence until details 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.

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

19. No development shall commence until details of the implementation, 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

20. 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  
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

21. 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

22. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (PEA) (Greenlight Environmental, December 2018) and Great Crested Newt Survey report (Greenlight Environmental, 9 June 2020).

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

23. 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.

24. Prior to first use, a "lighting design strategy for biodiversity" for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

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

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

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

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

## **Informatives:**

1. Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

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.

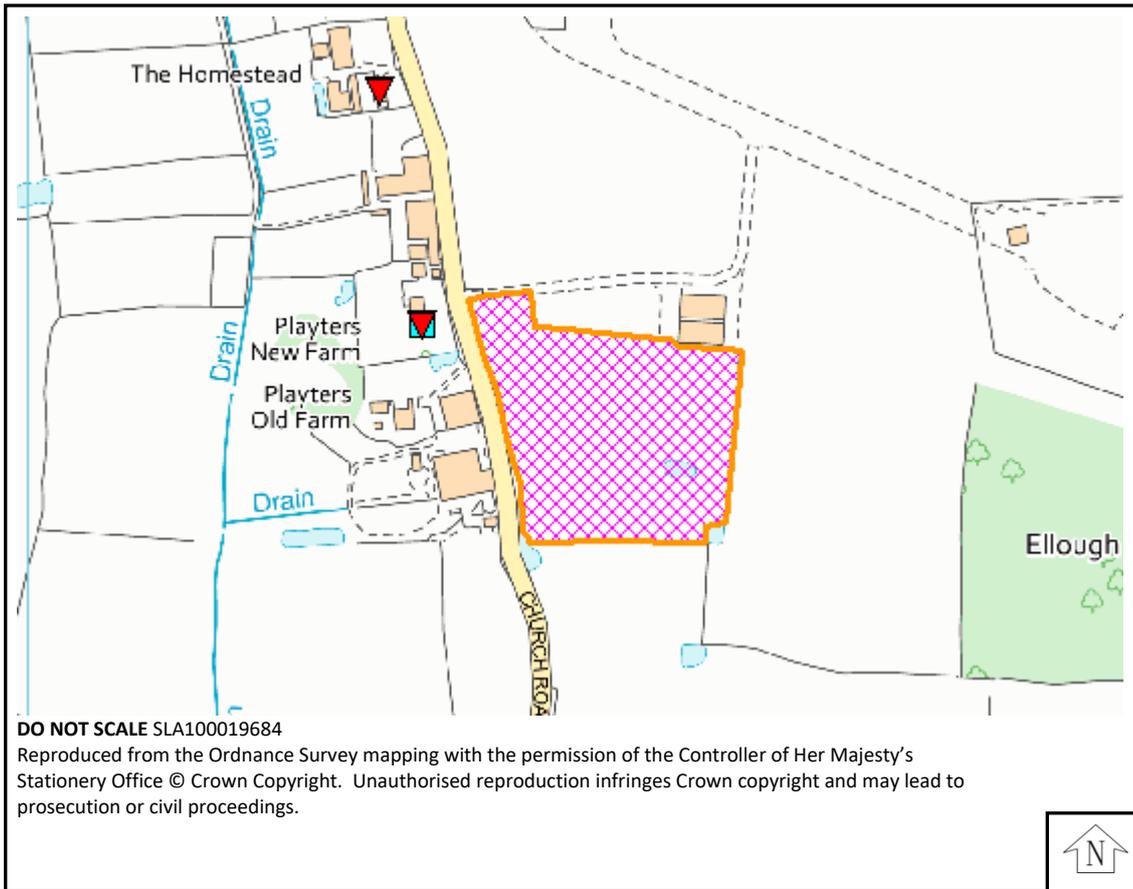
Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

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.
3. . 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

## **Background Papers**

See application reference DC/18/1403/COU at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P6NQ50QXGMB00>

## Map



## Key

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