



SHADOW NORTH PLANNING COMMITTEE - UPDATE SHEET

16 April 2019

Item 6 - DC/19/0754/FUL - Conversion and change of use from five residential dwellings (No. 31, 33, 35, 39 and 43) to provide 14 units of supported housing accommodation with support staff accommodation at 31, 33, 35, 39 And 43, Cleveland Road, Lowestoft NR33 0BN for East Suffolk Council

A Flood Risk Assessment (FRA) has been submitted detailing a number of measures that would be undertaken to ensure the safety of residents if a flooding event were to occur. It identifies that the ground and first floors are unlikely to be effected during a flooding event. However the area around the site is shown to be affected and therefore, the site could be isolated during a flood event. As such the assessment states that residents will be encouraged to leave once a flood warning is identified, and that support staff will help during this process. If evacuation is not possible then appropriate supplies will be stocked on site.

The FRA also identifies that as the basement is at risk of flooding a number of flood resilience measures will be taken including washable basement floors, insulating services, walls lined with gypsum plasterboard and Non-return valves.

4.2 **Third Party Representations:** Two additional letter of objection have been received, raising the following additional matters:

- Potential blocking of rear access for residents on Grosvenor Road
- Increase in rats and seagulls due to the storage of bins next to the street
- Use of rear alley as a parking area
- Placement of bins on public footpaths

11 **RECOMMENDATION:** The following additional and amended conditions are proposed as a result of the submission of the flood risk assessment:

- 7 Prior to commencement on site, a site management plan shall be submitted to and agreed in writing by the Local Planning Authority. The recommendations and advice of

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this approved report shall be implemented in full prior to first occupation, and shall be continued during the course of the approved scheme as required.

Reason: To reduce the risk from flooding events.

- 11 The flood resilience measures identified in the submitted Flood Risk Assessment, received 11th April 2019, shall be implemented in full prior to the occupation of the self contained flats.

Reason: To reduce the risk from flooding events.

- 12 The Flood Warning and Evacuation Plan, identified in the submitted Floor Risk Assessment, received 11th April 2019, shall be implemented in full, and kept up to date as required.

Reason: To reduce the risk from flooding events.

Item 8 –DC/18/4428/FUL - Erection of a new chicken processing factory at Scalesbrook Lane, Holton, Halesworth, IP19 8NJ for Bernard Matthews

- 4.2 Third Party Representations: One additional letter received raising the following additional matters:

- In their planning statement the applicant state they had no requirement for additional parking spaces, yet Suffolk Highways Department have deemed they do need them.
- The proposed new car park is too close to neighbouring properties.
- Removing the disused community shop from the car park would free up some parking spaces.
- The proposed Bund Detail identifies the removal of a wood to the side of my bungalow and the four metre bund to the rear. Their removal is questioned.
- Extending the bund and acoustic fence would also clearly define the properties and reduce the many visitors and employees who walk or drive the drive on a daily basis thinking it is the factory entrance. It is a private road which they have no right to use.
- The proposed footpath extension to the factory should have been placed on the other side of the road on the inside of the bend.
- Last month, yet another car mounted the curb and crashed into the chevron signs on the corner

11 Recommendation

AUTHORITY to APPROVE subject to no new issues being raised by Halesworth Town Council within the prescribed consultation period and the conditions as listed plus the following additional condition:

- 28 Prior to first use of the extended car park, details of lighting if any is to be provided either to the extended car park or that existing, shall be submitted in written and drawn form together with “isolux” plots for the part of the site where the extended car park is located. These details shall be approved in writing by the Local Planning Authority before installation. Any installation shall accord with the approved details and shall be retained thereafter in the approved form unless otherwise agreed by the Planning Authority.

Reason: To ensure amenity and to control light pollution.

- 20 Before the new factory poultry unit is brought into use further details of the bund, acoustic fence and replanting to the east and north boundaries of the two bungalows known as 1 and 2 Hatchett Place, including a survey of the position and condition of the existing trees and indicating those that are to be retained along with parts of the existing bund, shall be submitted in writing to the local planning authority and shall have received written approval. The bund and fence shall be installed before use of the poultry unit in accordance with the agreed scheme and retained thereafter. The planting shall be conducted within the first planting season following the other works and any plants within the planting scheme as agreed above that die within the first five years shall be replaced to the satisfaction of the local planning authority.

Reason: To protect residential amenity and for the benefit of replacing the existing softening landscape to the front of the factory to the benefit of street-scene.

Item 9 – DC/18/4947/OUT Outline application – (Some Matters Reserved) - for up to 290 dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure at land south of Harrisons Drive, Halesworth. All matters are reserved, save for access.

Amendment to Condition 3 to refer to revised Parameter Plan n1142 003 E.

Condition 18 – Typographical error – condition 14 should read condition 17.

Condition 22 – Typographical error – condition 18 should read condition 21.

Item 11 - DC/19/0210/FUL This is a flood alleviation scheme to manage fluvial flood risk in Lowestoft. The scheme proposes the construction of a sheet pile wall along the Kirkley Stream from the Bloodmoor roundabout and continues for around 200m downstream of the roundabout. The direct defences also include a pump station and underground storage facility at Velda Close/Aldwyck Way.

- 4.5 The Environment Agency : has provided an updated response following the submission of additional information, the comments are:

Food Risk - The additional information in respect of the 1% (1 in 100) annual exceedance flood event (current day and with climate change), is sufficient and address their concerns.

However they still require figures comparing the baseline and post scheme flood extents for the 1% (1 in 100) and 0.1% (1 in 1000) annual exceedance flood events (current day and with climate change). These are considered necessary by the EA to assess any offsite impacts on flood extent, caused by the scheme, are assessed appropriately.

Fish entrapment - No further objections raised.

Water Quality - No further objections raised.

Water Voles - Their previous response was in relation to the sections of the river that remained un-surveyed due to inaccessibility. They ideally would like Ecological Clerk should be present during any work on the banks, who can then advise on how to proceed should water vole be found to be present.

In addition, they have added a further comment that if there is any alternative to the use of steel piling for the erosion protection they would encourage the council to consider using the alternatives instead. Steel piling cuts the connection between the watercourse and its marginal and bankside habitat. Alternative soft engineering options should be considered in preference, and with the vegetation, works could open up additional areas which would be potentially suitable as habitat for water vole.

Item 13 - DC/19/1049/FUL : Application of lime render with render stop bead applied to the face of part of the boundary wall to the London Road frontage at 61 London Road, Beccles for East Suffolk Council

4.1 Beccles Town Council: Recommended approval