

Confirmed

Minutes of a Meeting of the **Shadow Planning Committee (North)** held in the **Conference Room, Riverside, Lowestoft, on Tuesday, 16 April 2019 at 4.08pm**

Members present:

P Ashdown (Chairman), N Brooks, M Cherry, Y Cherry, G Elliott, J Ford, T Goldson, I Graham, A Green, M Ladd, P Light, R Neil, C Rivett.

Other Members present:

P Byatt, A Cackett.

Officers present:

L Beighton (Planning Development Manager), S Carter (Democratic Services Officer), M Coupe (Senior Planning and Enforcement Officer), M Gee (Planning Officer), C Foster-Cannan (Head of Housing), C Green (Senior Planning and Enforcement Officer), S Hays (Interim Housing Development Programme Manager), A Jarvis (Strategic Director), P Perkin (Development Management Team Leader), K Scott (Development Management Team Leader), S Shimmon (Tenant Services Manager), M Simmons (Environmental Protection Officer), M Van de Pieterman (Area Planning and Enforcement Officer), A Thornton (Area Planning and Enforcement Officer).

1. Appointment of Chairman and Vice-Chairman

Consideration was given to the appointment of Chairman and Vice-Chairman for this Shadow Planning Committee (North) meeting and it was

RESOLVED

That Councillor Ashdown be appointed as Chairman and Councillor Brooks be appointed as Vice-Chairman for this meeting.

2. Apologies / Substitutes

Apologies for absence were received from Councillors M Pitchers and J Smith.

Councillor Y Cherry attended the meeting as a Substitute for Councillor J Smith.

Councillor A Green attended the meeting as a Substitute for Councillor Pitchers.

3. Declarations of Interest

Councillor Ashdown declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, as being Assistant Cabinet Member. He confirmed that he was present at the January Cabinet meeting when the Supported Housing Scheme was discussed but had no voting rights at that meeting.

Councillor Brooks declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, as being Assistant Cabinet Member. He confirmed that he was present at the January Cabinet meeting when

the Supported Housing Scheme was discussed but had no voting rights at that meeting. He had also visited the Mavam Supported Housing, the company likely to provide the relevant support if granted.

Councillor Brooks also declared a Local Non Pecuniary Interest in Agenda Item 10 – DC/18/4312/FUL – Part Land West side of London Road, Beccles, as being a Governor of the Pre-school at Beccles Primary School. This declaration was made during discussions on the application.

Councillor Ford declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, as being Ward Member.

Councillor Goldson declared a Local Non Pecuniary Interest in Agenda Item 8 – DC/18/4428/FUL – Bernard Matthews, Scalesbrook Lane, Holton, as being County Councillor for the area, and Agenda Item 9 – DC/18/4947/OUT – Town Farm, Harrison's Lane, Halesworth, as being Ward Member, County Councillor for the area and Chairman of the Halesworth Campus which was linked to the site.

Councillor Graham declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, Agenda Item 11 – DC/19/0210/FUL – Land behind Velda Close, Lowestoft, and Item Agenda 12 – DC/18/4793/ROC – Former RNLI Social Club, Links Road, Lowestoft, as being a Lowestoft Town Councillor. As Mayor, he was aware a member of staff from the Town Council would be speaking on Agenda Item 6.

Councillor Green declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, as being a Lowestoft Town Councillor. Although he sat on its Planning Committee, he had come to this meeting with an open mind.

Councillor Ladd declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, as being a Cabinet Member. He had also visited Mavam Supported Housing. He further declared a Local Non Pecuniary Interest in Agenda Item 7 – DC/19/0650/RG3 – North Pier, Southwold Harbour, Southwold, as being Ward Member, a Southwold Town Councillor and County Councillor for the area.

Councillor Light declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, as being a Member of the Church Council for Kirkley. This declaration was made during discussions on the application.

Councillor Neil declared a Pecuniary Interest in Item 12 – DC/18/4793/ROC – Former RNLI Social Club, Links Road, Lowestoft, as he was the Applicant. He confirmed he would leave the meeting and take no part in the discussion or voting thereon.

Councillor Rivett declared a Local Non Pecuniary Interest in Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft, as being a Cabinet Member and Agenda Item 11 – DC/19/0210/FUL – Land behind Velda Close, Lowestoft, as being County Councillor for the area.

The Planning Development Manager declared a Local Non Pecuniary Interest in Agenda Item 9 – DC/18/4947/OUT – Town Farm, Harrisons Lane, Halesworth, as she had previously worked with the Agent.

4. Declarations of Lobbying

All Members of the Committee present had received communications in relation to Agenda Item 6 – DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft.

Councillor Ashdown declared that he had received communications in relation to Agenda Item 12 – DC/18/4793/ROC – Former RNLI Social Club, Links Road, Lowestoft.

Councillor Brooks declared that he had received communications in relation to Agenda Item 8 – DC/18/4428/FUL – Bernard Matthews, Scalesbrook Lane, Holton and Agenda Item 11 – DC/19/0210/FUL – Land behind Velda Close, Lowestoft.

Councillor Elliott declared that he had received communications in relation to Agenda Item 12 – DC/18/4793/ROC – Former RNLI Social Club, Links Road, Lowestoft.

Councillor Ford declared that she had received communications in relation to Agenda Item 11 – DC/19/0210/FUL – Land behind Velda Close, Lowestoft.

Councillor Goldson declared that he had received communications in relation Agenda Item 8 – DC/18/4428/FUL – Bernard Matthews, Scalesbrook Lane, Holton, Agenda Item 9 – DC/18/4947/OUT – Town Farm, Harrisons Lane, Halesworth and, during the course of the meeting, a further declaration for Agenda Item 12 – DC/18/4793/ROC – Former RNLI Social Club, Links Road, Lowestoft.

Councillor Graham declared that he had received communications in relation to Agenda Item 12 – DC/18/4793/ROC – Former RNLI Social Club, Links Road, Lowestoft.

5. Appeal Decisions Report

The report REP42(SH) of the Head of Planning and Coastal Management advised the Committee that no appeals had been determined in February and two had been determined in March 2019. In March, one had been allowed conditionally and the other had been dismissed.

RESOLVED

That the report concerning Appeal Decisions in February and March 2019 be noted.

6. East Suffolk Enforcement Action – Case Update

The report REP43(SH) of the Head of Planning and Coastal Management provided Members with a summary of all outstanding enforcement cases sanctioned under delegated powers or through the Committee up until 1 April 2019. There were currently 18 cases throughout the East Suffolk area.

RESOLVED

That the report detailing the outstanding Enforcement Matters up to 1 April 2019 be received.

NOTE: The Chairman advised that he had been notified that a member of the public would be recording the meeting. Any member of the public who was present at the meeting and objected to being filmed should make themselves known, so that they were not included in any filming.

7. DC/19/0754/FUL – 31, 33, 35, 39 and 43 Cleveland Road, Lowestoft

The Planning Officer presented report REP44(SH) which was an application for conversion and change of use from five residential dwellings (Nos. 31, 33, 35, 39 and 43) to provide 14 units of supported housing accommodation with on-site support staff accommodation.

The application was before Committee as it had been submitted on behalf of East Suffolk Council.

Members were shown an aerial view and photographs of the site and its surrounds including views along Cleveland Road, the existing street elevations, parking including cycle storage and the amended plan to allow 2.4m for vehicle access.

The Planning Officer advised that County Highways had withdrawn its objection subject to the adequate bin and cycle storage. He explained the material considerations including the flat saturation policy. The proposal was not to convert into flats; it was 14 C2 units outside of the control of the open market housing. Policies in Oforce would ensure parking was not an issue and maintenance would be on going. Four parking spaces would be provided for the support staff. It should be noted that the residents were unlikely to have cars, particularly as it was in a sustainable location.

The main issues related to the impact on residential amenity, transport and parking, design, flood risk and having a site management plan. Parking should not become an issue as people visiting the premises would be able to use the nearby public car parks. It was proposed to set up a liaison group with the Town Council and other interested parties. The management plan would restrict loud music and ensure visiting did not occur at unsociable hours and office contact details would be available should any disturbance occur. An evacuation plan was in place and as the site was in Flood Zone 2, appropriate safety measures were in place. The Council owned the properties and would continue to maintain them; appropriate bin storage was at basement level and bins would be put out on collection days.

The Planning Officer explained that the level of activity would not be in excess of large families living in the dwellings, so there would be no impact on the amenity other than the positive of less residents' cars. The proposals for the properties would not enter open market housing and a condition was being proposed that when no longer needed for the scheme, they would be returned to family housing. Approval was being recommended subject to additional and amended conditions as detailed in the update report.

The Chairman confirmed to the objectors that they had one three minute slot, which was in accordance with the Council's procedure for public speaking at Planning Committee meetings.

Ms A Frost, Ms J Hardie and Ms M Brett - Objectors

Ms Frost asked a series of questions as to why was approval being recommended; why residents had to comply with rules that did not appear to apply to the Council; Kirkley being an area of deprivation, was it a political decision to bring the application to this meeting; why houses were deliberately left empty; length of time negotiations with Mavam had taken place; and why 60 objectors were only allowed three minutes to speak.

Ms Hardie questioned why Waveney District Council had failed in its duty to Kirkley residents over the last 20 years. If the houses were unsaleable, where was the evidence showing who had marketed the properties and for how long. As an estate agent, she had made a Freedom of Information request to ascertain the details. If the application before the Committee was approved, it would set a precedent for such applications in any of the roads in Kirkley. If the application was permitted, the Kirkley residents would likely make a statutory challenge for a judicial review. Ms Hardie asked for the application to be deferred for a minimum of three months so that the Council could consider its position.

Ms Brett advised that her daughter had a very rare genetic disorder and the application, if approved, would have a serious impact on her life. She had no concept of stranger danger and would be forced into isolation in her own home. She might be unable to get into the transport to take her to school if the access was blocked by, for example, wheelie bins. The proposed parking at the rear for the development would restrict the only safe play area for her and she would become more isolated from the local community which would affect her mental health.

Ms S Foote, Deputy Town Clerk – Lowestoft Town Council

Speaking on behalf of the Town Council, Ms Foote advised they were recommending refusal. The Planning Policy Framework stated that applications needed to be determined in accordance with the Local Development Plan and policies within that plan were in place to protect the peace and quiet and ensure there was no significant impact on residents. By adhering to policy 8.4, the application should be refused. The statutory bodies consulted had expressed concerns and there were no views from the Conservation Officer. Ms Foote made reference to policies 8.39 and 8.32 and stated that it did not achieve sustainable development and would have a detrimental effect on the community.

Councillor P Byatt – Ward Member

Councillor Byatt stated that the previous speakers had given a clear indication of the issues relevant to the application. He referred to the 2011 decision regarding the flat saturation policy and explained that eight properties in the road were already divided into flats. It should be noted that 62 residents were concerned about the impact of the application. Why not put the dwellings into a saleable condition and sell now or put into the Council's housing stock for those families with a large number of children? The Committee should visit the area before making a decision; deferral would allow time to look at the distressing impact on residents if ex-offenders and drug dependants could be housed in the converted accommodation. Councillor Byatt asked Members not to make the wrong decision.

Mr A Jarvis, Strategic Director - Applicant

Mr Jarvis advised Members that what they had before them was a well thought out proposal, a scheme to be operated by the new East Suffolk Council and Mavam. The Council had been a longstanding provider of housing and the aim was to bring forward this proposal to assist with regeneration and housing. The properties would not become hostel accommodation for sex offenders and drug users; it was to help people to gain independent living skills and enable them to move on with their lives. Mr Jarvis explained that the objections had been addressed and, following consultation with the Planning Officers, it was a policy compliant scheme. In addition, it would stop the properties being sold and converted by a new owner into illegal Houses in Multiple Occupation (HMOs). Observations on the car parking and bins had been addressed and all changes would be undertaken sympathetically. The proposed 14 units would accommodate less people than if they were used as family homes, so there should be less noise. Mr Jarvis accepted all conditions and agreed to the proposed local liaison group.

Questions

Members asked specific questions relating to:

- Type of residents using the accommodation.
- HMOs in private ownership.
- Young and out of area homeless.
- Basement bin storage and meter cupboards.
- Car parking.

Mr Jarvis confirmed that one of the groups likely to use the premises was young people. Mavam, the proposed operator had a zero tolerance with regard to the use of drugs and the accommodation would not be for people still on a sentence. During its ownership, the Council had had issues to get the dwellings fully occupied; if the properties were not retained, the Council would have no control over possible future lettings. A Management Plan would be in place covering occupation and the various needs of residents. There was other supported accommodation that worked well, for example, with Solo Housing, and there were no issues with the adjoining owners. Bin storage had been addressed and the bins would be placed off the highway for collection.

Mr Hays, Interim Housing Development Programme Manager, joined the speakers' table and confirmed that meter cupboards would be as existing; the actual positioning was not the responsibility of the Council. The proposed car parking scheme had been drawn up by an architect, referred to County Highways and there should be no issues with entering and exiting. The parking bays were 6m by 2.4m and the sideways on positioning was to avoid parking on the road access. It was unlikely that any tenants would need parking and the proposed parking provision of four spaces was perfectly adequate for the two support workers likely to be on site at any one time. He confirmed that there would be improvements to the properties; the existing sash windows would be replaced and have secondary double glazing.

Mr Jarvis explained that the proposed residents would be people who needed help to get back into community living. There was insufficient supported housing in the district and this scheme would provide local supported housing for local people. It was better to provide the necessary accommodation in the community through schemes such as this, which was a quality development with quality support.

Note: During discussions, Councillor Light declared a Local Non Pecuniary Interest in this item as being a Member of the Church Council for Kirkley.

Questions to Officers

Members raised further questions relating to:

- Policy compliant scheme.
- Market housing.
- Access and parking.
- Shift changeover and staff supervision.
- Space for cycle storage.

The Planning Development Manager advised that both the Council's legal advisors and Planning Policy Team confirmed that the proposal was C2 use class and classed as residential care which was therefore outside of the flat saturation policy. The properties would revert back to housing after this use to comply with relevant policies. Access including that via Grosvenor Road was explained and it was confirmed that there was sufficient room for cars to pass as the width of the access was larger than the standard carriageway. The parking provision did comply with the County Council's minimum standards in the amended plan. It should be noted that the parking at the rear was though choice and should better improve the area by taking cars off the roadside. In fact, it was likely that there would be more cars and more noise if large families were in residence in the properties.

The Tenant Services Manager explained that the shift pattern would likely be every 12 hours and provide 24 hour supervision. The management and support provided by Mavam was considered to be more than satisfactory and with a zero tolerance on drugs, anyone found with drug paraphernalia or evidence of that type of behaviour would be asked to leave. Mavam was an experienced and quality housing support provider and able to deal with those people exposed to drugs and alcohol.

The Committee noted that there would be one male/one female support worker on site at any one time and they had the ability to call on specialists if required. The age groups in similar premises ranged from 20 up to people in their 60s with personal issues who needed supported accommodation; there would be no violence, it was not tolerated.

The Planning Development Manager explained that this type of accommodation could not be set up by just anyone. It would be restricted by the requirements for an organisation to be registered, be licensed to be a care provider and have appropriate insurance.

Debate

A site visit was suggested but it was generally agreed that it would not provide any particular purpose. Whilst Members recognised the benefits of the proposal for those who needed supported accommodation and understood the likely reduction in cars needing parking, some Members were of the opinion that the rules of the Council's flat saturation policy should be taken into account as the proposal would no longer provide individual dwellings. The local community needed assurance of the type of residents that would be using the assisted accommodation. However, it was recognised that the local community would be an

asset to the people who would become resident for a period of time without becoming institutionalised. The issue for some Members was not the scheme, as everyone in society deserved a chance, but the proposal would need to be policy compliant. Concerns about people and their welfare was important and deferral would allow further information to be provided.

Having received a proposal for refusal which had been duly seconded, it was put to the vote and

RESOLVED

That planning permission be refused:

The proposal seeks to convert 5 dwellings into 14 self contained supported living flats, within a Flat Saturation Zone, as identified in Policy WLP8.4 of the East Suffolk Council - Waveney Local Plan (March 2019). The policy identifies that no further conversion of dwellings to self contained flats shall occur within the designated Zones, as the number of properties previously converted has exceeded the identified 20% saturation level in the area. This can result in issues around increased levels of activity and disturbance, low maintenance standards and environmental decline. The proposal is therefore, for the reasons given above, considered to be contrary to the provisions of the adopted East Suffolk Council - Waveney Local Plan and in particular, policy WLP8.4 - Conversion of Properties to Flats.

THE MEETING WAS ADJOURNED AT 5.33PM TO ALLOW MEMBERS OF THE PUBLIC TO LEAVE THE MEETING ROOM AND RECONVENED AT 5.43PM.

8. DC/19/0650/RG3 – North Pier, Southwold Harbour, Southwold

The Senior Planning and Enforcement Officer presented the report REP45(SH) which gave details of an application for the replacement of one fallen panel and dislodged steel piles; the replacement of an adjacent panel and piles which showed lateral deflection; removal of the north-western end section of the fender which was in particularly poor condition; removal of an existing walkway gantry / piles / navigation light mast and introduction of a new extended steel pile with navigation lights and access facilities.

The application was before Committee as it had been submitted on behalf of East Suffolk Council.

Members were shown an aerial view and photographs of the site and its surrounds including the fender and gantry to be removed, the area of the proposed demolition, the platform for the navigation lights and an illustration of the proposed elevation and section.

The Senior Planning and Enforcement Officer explained the key issues:

- Impact on the area and Area of Outstanding Natural Beauty (AONB) – none.
- Biodiversity/geodiversity – no impact on designated sites and marine life.
- Statutory Consultees – no objections.
- Flood risk – none.

Overall, it was considered the proposals would preserve the character of the area and the visual qualities of the AONB, accord with the Local Plan and the objectives and policies of the East Inshore and East Offshore Marine Plan. Approval was therefore recommended.

Questions

Members asked specific questions relating to:

- Possible damage to the car park and loss of revenue.
- Proposed leisure facilities for sea anglers.

The Senior Planning and Enforcement Officer confirmed that the works compound would not be located in the car park and therefore have no effect on that facility. The Planning Development Manager advised that the observation on leisure facilities was not a planning matter.

Debate

Members agreed that the essential repairs and associated works was a worthwhile project and it was

RESOLVED

That planning 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.
2. The development hereby permitted shall be completed in all respects strictly in accordance with drawings 12503238-K-202 Rev C1; -205 Rev C1; -206 Rev C1; -207 Rev C1; -208 Rev C1 received 13/02/19, 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.

9. DC/18/4428/FUL – Bernard Matthews, Scalesbrook Lane, Holton

The Senior Planning and Enforcement Officer presented the application contained in report REP46(SH) which was for the erection of a new chicken processing factory, an extension of the Bernard Matthews factory onto an adjacent primarily brownfield land which had been allocated as an employment area in the Local Plan. The new facility would process chicken and create 650 new full time year round jobs.

Members were shown an aerial view and photographs of the site and its surrounds including the former bunker, views to the bungalows in Hatchett Place, the pathway linking the car park and museum, the main entrance for the flow of lorry traffic, proposed new production building and site for additional parking. The proposed model of the finished factory and elevations were displayed. The current hardstanding of parked lorries with chiller units running would no longer be parked as now which should result in less noise. It should be noted that noise from the current site was not a planning consideration. Reference was also made to the proposed bund detail, semi-mature planting and acoustic fencing.

The Senior Planning and Enforcement Officer advised that a request had been received for the bunds to be higher with fencing atop but such a scheme might be an imposing feature for the future. It was anticipated that bus services and bus use would be encouraged if parking was not increased. The application included the extension of the cycle way to the north and north east side and County Highways were satisfied with what was being proposed. He explained the key issues relating to policy, employment, amenity, the noise report, groundwater, highway matters, landscaping and design. The site was an existing employment area and jobs would be created. It was considered that any noise had been adequately mitigated and instructions would be issued to lorry drivers not to go through Holton village.

There had been a late letter of representation from a property some 200m distant relating to it being a former wildlife site, highway damage (which was in fact a common law matter) speeding traffic and other issues that had previously been raised. Approval was being recommended subject to conditions. However, it was necessary to allow a 21 day consultation period with Halesworth Town Council as that Council had been inadvertently omitted from the original consultation.

Mr K Boulton - Objector

Mr Boulton explained that he lived at one of the two bungalows situated in the heart of the development. The noise report from the Environmental Protection Officer stated that the existing site already had a detrimental impact on the residential bungalows, but the application being considered was not planting a single tree or creating a bund, it was going to destroy two existing woods. Only 2% of one wood needed to be removed to facilitate the car park to satisfy Highways even though Bernard Matthews had not wanted additional car parking spaces as it considered there was sufficient on site. The proposed landscaping scheme looked good on paper but was a leaky sieve leaving gaps and giving no protection to the 143 HGV movements per day. It would be necessary to have a continuous bund and fencing to improve the screening, just use a little common sense and ask those who lived there.

Councillor A Cackett - Ward Member

Councillor Cackett drew attention to the specific issues including the removed of the woods which was quite dramatic. Sparrowhawk Road was not an industrial estate but a wildlife haven and the trees should not be removed. There had been discussions about bunding and increasing its height but there was nothing in front of the bungalows to stop noise impact at the front. The traffic through the village of Holton was causing problems; the 17th and 18th century cottages with no foundations were directly on the street frontage and the noise and vibrations from speeding lorries was not good for the area or the properties. The proposed footpath was welcomed and needed but Councillor Cackett questioned the location as it would not be wise for people to have to cross the road on such a sharp bend.

Mr A Moore - Applicant

Mr Moore thanked the Committee for being given the opportunity to speak regarding the expansion of their facilities. They had been on site since the late 1950s with a proportion of seasonal output and temporary workers. The proposal would allow year round contribution to the economy and such an investment would create 650 permanent jobs in addition to the temporary jobs during the construction period. The plans had evolved as a result of

responses to the consultation resulting in a proposal that provided a good quality scheme. The HGVs would be relocated away from the nearby homes, conveyor loading was to be introduced, and bunds and an acoustic barrier were being provided. The travel plan allowed for a discounted bus service and that the footpath and cycleway should encourage fewer cars to be used. Mr Moore thanked the officers for their support and he asked the Committee to support the application.

Questions to the Applicant

Members asked specific questions relating to:

- The 2m footpath being insufficient for doubling up as a cycle way.
- Protection from noise for the bungalows.
- Weight restriction and ban on lorries.
- Removal of trees and replacement planting.
- Provision of electric charging points in the car park.

Mr Moore confirmed that they had been in discussion with County Highways and they were happy with the design of the foot/cycle path and its location. The conditions as drafted would ensure the acoustic fencing was in place. The removal of well established trees for parking was at the request of County Highways. He was prepared to accept semi-mature trees of specific varieties being added to the mix of planting and the bunding could be raised with no gap to protect the bungalows in Hatchett Place. Car charging points had not been agreed but could be subject to an appropriate condition.

The Planning Development Manager advised that the Council had no jurisdiction over traffic; it was a matter for either County Highways or the Police. It was not possible to issue direct instructions to lorry drivers to use different roads; however, road weight restrictions through Holton village could be included as an informative.

Debate

Members noted that the Parish Council agreed in principle and that the residents' needs should be taken into account. It was felt that some of the trees could be retained and the cycle route should be the minimum 2.5m requirement. Approval was proposed and duly seconded subject to additional items discussed and it was unanimously

RESOLVED

That, subject to no new material issues being raised by Halesworth Town Council within the prescribed consultation period, delegated authority be given to the officers to grant planning permission subject to:

- a) Agreement on the possible retention of some trees and the planting of some semi-mature trees.
- b) Further discussions with the Applicant to establish a wider shared use foot/cycle way,
- c) Increasing the height of the bunding in consultation with the objector from Hatchett Place, secured by condition,

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.
2. The development hereby permitted shall be completed in all respects strictly in accordance with 2254-CFL-00-00-DR-A-502 Proposed site plan received 12th March 2019
 - Existing Site Plan, Drawing Ref: 2254-CFL-00-00-PL-A-0201
 - Proposed Ground Floor Plan, Drawing Ref: 2254-CFL-00-00-PL-A-0601
 - Proposed Roof Plan, Drawing Ref: 2254-CFL-00-03-PL-A-0603
 - Proposed Cycle Shelter, Drawing Ref: 2254-CFL-00-XX-PL-A-4092
 - Proposed Smoking Shelter ,Drawing Ref: 2254-CFL-00-XX-PL-A-4093
 - Proposed Sections, Drawing Ref: 2254-CFL-00-ZZ-PL-A-0701
 - Proposed Section, Drawing Ref: 2254-CFL-00-ZZ-PL-A-0702
 - Proposed Elevations (1 of 2), Drawing Ref: 2254-CFL-00-ZZ-PL-A-0801
 - Proposed Elevations (2 of 2) ,Drawing Ref: 2254-CFL-00-ZZ-PL-A-0802
 - Model View 1, Drawing Ref: 2254-CFL-00-ZZ-PL-A-0803
 - P18-1054_001A Site Location: all received 26th October 2018
 - P18-1054_10B Soft Landscape plan received 28 January 2019
 - P18-1054_09 Bund detail to car park received 12th March 2019 (submitted as illustrative and subject to further condition for detailed design); 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.
3. No development shall take place within the area defined as Site A in the Desk-based Assessment (Pegasus 2018, page 3) until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority. The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority.
4. No development within the area defined as Site A in the Desk-based Assessment (Pegasus 2018, page 3) shall take place until a written report on the results of the archaeology evaluation of the site has been submitted to the Local Planning Authority and confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full 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. Details of the provision to be made for analysis of the site investigation and recording.
 - d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and

- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement including a phasing plan as may be previously approved in writing by the Local Planning Authority.
5. No building shall be occupied until the archaeology evaluation, and if required the Written Scheme of Investigation, have been completed, submitted to and approved, in writing, by the Local Planning Authority. Furthermore, no building shall be occupied until analysis, publication and dissemination of results and archive deposition from the archaeology investigations as agreed under the Written Scheme of Investigation has taken place, unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority.
6. Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified: all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
7. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing

with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

9. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details
10. No other part of the development hereby permitted shall be brought into use until the existing vehicular access has been improved, laid out and completed in all respects in accordance with drawing numbers 2254-CFL-00-00-PL-A-P0501 Rev P04; and T18096 SK01 Rev B. Thereafter the access shall be retained in the specified form.
11. The new chicken processing factory building hereby permitted shall not be brought into use until a continuous footway link has been provided on Sparrowhawk Road as indicatively shown on drawing number T18096 SK04.
12. Before the works to alter the entry point to the site next to the museum 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 new access and hardstanding onto the public 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.
13. Gates shall be set back a minimum distance of 20 metres from the edge of the adopted highway.
14. All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.
No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.
The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.
15. The lux level of the lighting at ground level at the highway boundary shall not exceed 1 lux.
16. The use of the new chicken processing factory shall not commence until the areas within the site shown on 2254-CFL-00-00-PL-A-P0501 Rev P04 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles and secure, covered cycle storage have been provided and thereafter that area(s) shall be retained and used for no other purposes.

17. Before the access is first used for the new chicken processing factory; visibility splays shall be provided as shown on Drawing No. T18096 SK01 Rev B with an X dimension of 2.4 metres and a Y dimension of 124.5 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 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.
18. No later than six months after occupation of the processing factory a revised (or Full) Travel Plan must shall be submitted for the approval in writing by the local planning authority in consultation with the highway authority, which is based on the 2019 Bernard Matthews, Sparrowhawk Road, Holton Travel Plan (dated 15th January 2019). This Travel Plan must contain the following:
Revised baseline employee travel data, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by employees across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met.
Full contact details of a suitably qualified Travel Plan Coordinator to implement the Travel Plan.
A commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum period of five years using the same methodology as the baseline monitoring.
A suitable marketing strategy to ensure that all employees on the site are engaged in the Travel Plan process.
A Travel Plan budget that covers the full implementation of the Travel Plan.
A copy of an employee travel pack that includes information to encourage employees to use sustainable travel in the local area.
- The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.
19. No development shall commence until an air quality assessment of the proposed energy centre has taken place, agreed and approved by the Local Planning Authority. The assessment will show how the proposed plant will comply with the limit values specified within the national air quality objectives. The assessment must be undertaken by competent persons and conform to prevailing guidance including EPUK/IAQM Guidance: Land -Use Planning and Development Control: Planning for Air Quality Jan 2017.
The work shall be undertaken to comply with the agreed design and shall be retained in the agreed condition.
20. The approved development must be completed in accordance with the Hoare Lea Noise Impact Assessment (Revision 6, 25th February 2019) and, in particular, but not limited to:
- the measures in section 3.1 including a 1.3m ramp down to the docking shelter;
 - relocation of the HGV waiting area as detailed in section 6.4 and figure 4;
 - the 3m solid barrier fence detailed in section 6.5 and figure 7;

- the bunds and barriers detailed in section 6.8.1 and figure 9; and
 - any plant installed must comply with the details of section 6.9 and the limits specified in table 4.
21. 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, 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.
 22. Before the new factory poultry unit is brought into use further details of air handling equipment and filtration for odour control and methods for the disposal of waste to control odour shall be submitted in writing to the local planning authority and shall have received written approval. The equipment shall be installed before use of the poultry unit in accordance with the agreed scheme and retained thereafter.
 23. Prior to the commencement of development a Construction Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall be implemented in accordance with the agreed scheme. This should contain information on how dust will be controlled so as to not cause nuisance to occupiers of neighbouring properties. This plan should be developed in accordance with the Institute of Air Quality Management: Guidance on the Assessment of dust from demolition and construction.
 24. 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.
 25. 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.
 26. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
 27. 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
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.
29. 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.

10. DC/18/4947/OUT – Town Farm, Harrisons Lane, Halesworth

The Development Management Team Leader presented the application contained in report REP47(SH) which was an outline application for up to 190 dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure at land south of Harrisons Drive, Halesworth. All matters were reserved, save for access.

The Committee was advised that the site formed part of an allocation in the Local Plan and the proposed development would also include measures to mitigate the impact of development on designated areas. The proposal was considered to constitute sustainable development in conformity with the National Planning Policy Framework (NPPF) and it formed part of a wider overall masterplan with the adjacent Halesworth Campus site. As part of that plan, it had been agreed with the Campus to gift it a section of land to provide state of the art sports facilities in the form of a 3G football pitch.

Members were shown an aerial view and photographs of the site and its surrounds including the adjacent poultry farm, views along Harrisons Lane, across the site, the boundaries and an illustrative master plan. The site had been allocated in the Local Plan as part of the Halesworth Healthy Neighbourhood for the provision of housing, a health care facility, care home and enhanced sports facilities.

The Development Management Team Leader explained the key issues:

- Principle and development plan policies – within current policy.
- Landscape impact – trees being retained and open space provided.
- Highways – access was from Harrisons Lane and there were no Highways objections.
- Sustainable development – assist with the delivery vision for Halesworth Campus.
- Flood risk – within zone 1, therefore low risk.
- Heritage – amended layout so as to reduce the impact on the nearby listed building.
- Biodiversity and ecology – Suffolk Wildlife Trust recommendations would be secured by condition.
- Planning balance – an enabling development in accordance with the development plan with no impact on designated sites.

It was considered that the provision of the housing would support local facilities and approval was being recommended subject to a Section 106 Agreement covering affordable housing, open space, land transfer, a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) contribution, bus stop improvements, a travel plan and appropriate conditions.

CONTINUATION OF MEETING

In accordance with the Constitution, as the meeting had been in session for three hours, the Chairman asked the Committee if they wished to continue or adjourn the meeting. It was proposed, seconded and

RESOLVED

That the meeting continue over three hour's duration.

10. DC/18/4947/OUT – Town Farm, Harrisons Lane, Halesworth - Continuation

Mr S Weeks, Trustee Halesworth Campus - Supporter

Mr Weeks explained that he was a Trustee of the Halesworth Campus charity. With the middle school closing in 2012, it created an opportunity to set up the charity to acquire the site and develop it for the benefit of the town. Ideas incorporated in the Halesworth neighbourhood included retaining the skills centre and youth club. This was the first stage of the implementation of the vision for Halesworth. Mr Weeks welcomed the officer's report which was comprehensive and the application was a critical part of the overall project. It would transfer the additional land for an all weather pitch and would release land for a care home and sheltered accommodation. If this progressed, it was expected that the Halesworth Campus application would be submitted during the summer. Mr Weeks thanked Members for being given the opportunity to speak and asked that they support the application.

Mr P Clarke - Applicant

Mr Clarke thanked the Committee for being given the opportunity to speak on the proposals which had been discussed with the officers and stakeholders who had participated in the Local Plan. The application was part of the allocation for Halesworth and Holton and

discussions with the Halesworth Campus showed that this would help with their proposals. The proposed residential development would fit in well and there were no fundamental objections to the application which would also provide connections from the site to the emerging sports facilities. The proposed would kick start a healthy neighbourhood and help other proposals to come forward. The affordable housing and proposed self build were policy compliant and the conditions on the application were acceptable. It was hoped to appoint a delivery partner later in the year and commence on site the second quarter of 2020. Mr Clarke asked for Members' approval.

Questions to Applicant

Members asked specific questions relating to:

- Timescale for Reserved Matters application.
- A single access into the site.
- Six months requirement for completing a Section 106 agreement.
- Footpaths.

Mr Clarke advised that it was hoped for the reserved matters application to be in by the end of the year. There had been lengthy discussions with County Highways regarding access; additional access for emergency services was via a cul de sac. A Section 106 had been drafted and was under review. There was a designated cycle route along the site boundary and it was hoped to continue that. The surfacing of Loam Pit Lane was subject to further discussions; it was anticipated that instead of tarmac an appropriate surface would be used.

Debate

Members supported the application which was in line with the Local Plan and there being no further discussion, it was unanimously

RESOLVED

That planning permission be granted subject to the completion of a Section 106 Agreement covering:

- Affordable housing
- Provision and future management of the open space
- Land to be transferred to Halesworth Campus
- RAMS Payments
- Highways: bus stop improvements and Travel Plan

and subject to the following conditions:

1. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then
b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

2. Details relating to the layout, scale, appearance and landscaping of the site (the "reserved matters"), and measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority before any development is commenced.
3. The submission of all Reserved Matters pursuant to condition 2 above, and the implementation of the development hereby permitted shall be carried out in accordance with the approved Parameter Plan n1142 003 E
4. The new vehicular and emergency accesses shall be laid out and completed in all respects in accordance with Drawing Nos. T18549 009 and 012; and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.
5. No part of the development shall be commenced until details of the proposed road widening, and associated highway improvements (including Cycle Route provision) indicatively shown on Drawing Nos. T18549 003, 004 and 0011 have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.
6. No part of the development shall be commenced until details of the proposed improvements to Loam Pit Lane within the site (which it has been agreed would be acceptable as a Hoggin type surface) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.
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.
8. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.
9. The new estate road junction(s) with Harrisons Lane inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.
10. Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] 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.
11. Before the access is first used visibility splays shall be provided as shown on Drawing No.T18549 012 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 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.

12. Prior to the occupation of any dwelling the Travel Plan dated January 2019 and its requirements must be implemented in full.
13. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) in accordance with the requirements in the Travel Plan (dated January 2019). Not less than three months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multi-modal travel voucher.
14. On occupation of the 100th dwelling a revised (or Full) Travel Plan must be submitted for the approval in writing by the local planning authority in consultation with the highway authority, which is based on the Travel Plan (dated January 2019). This Travel Plan must contain the following:
 - Baseline travel data based upon the information provided in the Transport Assessment and the residents living on the site, with suitable measures, objectives and targets identified to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
 - The full contact details of a suitably qualified Travel Plan Coordinator to implement the Travel Plan
 - A commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum period of five years, or one year after occupation of the final dwelling (whichever is the longest duration) using the same methodology as the baseline monitoring
 - A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
 - A Travel Plan budget that covers the full implementation of the Travel Plan
 - A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area

The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

15. No development shall take place until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The statement shall provide details of:
 - proposed hours of work
 - proposed piling methods
 - 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 and acoustic screens
- wheel washing facilities
- measures to control the emission of dust and noise during construction
- a scheme for the recycling/disposing of waste resulting from construction works
- Hours of delivery of materials
- Details of a banksman to control development
- Details of any external lighting as may be required

The approved Statement shall be adhered to throughout the construction period.

16. 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.

17. 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.

18. Prior to any occupation or use of the approved development the RMS approved under condition 17 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.
19. 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 18 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.
20. 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.

21. 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.
22. 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 21 and the provision made for analysis, publication and dissemination of results and archive deposition.
23. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
- 1. Dimensioned plans and drawings of the surface water drainage scheme;
 - 2. Modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA. Any brownfield runoff allowance must be reduced by at least 30%, ideally returned to greenfield rate;
 - 3. Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100 year rainfall event including climate change;
 - 4. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - 5. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - 6. Prove connectivity of the watercourse adjacent to the site (proposed to receive surface water discharge) with the watercourse on the eastern side of Bungay Road;

The scheme shall be fully implemented as approved.

24. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be 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.
25. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning

Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

26. 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:
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
27. Before the development hereby permitted is occupied full details of electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing.
28. Prior to the commencement of development full details of the design of green infrastructure within the site, including informal semi-natural areas, dedicated off-lead areas, signage and information to householders, long term maintenance provisions and the creation of natural habitats for biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
29. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

30. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. The content of the LEMP shall include the following.
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

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

31. Prior to the commencement of development full details of fire hydrant provision within the site shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
32. Detailed plans of the Reserved Matters pursuant to condition 2 shall show that 40% of the dwellings within the site will meet the requirements of part M4(2) of Part M of the Building Regulations unless otherwise agreed in writing by the local planning authority. The development shall be carried out strictly in accordance with those approved details.
33. Detailed particulars of the Reserved Matters pursuant to condition 2 shall include a Sustainability Statement which demonstrates how all the dwellings within the site shall achieve sustainable construction including the optional technical standard in terms of water efficiency of 110 litres/person/day unless otherwise agreed in writing by the local planning authority. The development shall be carried out strictly in accordance with those approved details.
34. As part of the first submission of a reserved matters application a scheme for the provision of self build/custom build dwellings within the site shall be submitted to and agreed in writing by the local planning authority. The scheme shall include:
- An area of land sufficient to accommodate at least 5% of the total number of dwellings as self build/custom build dwellings;
 - Arrangements to ensure the self build /custom build plots will be adequately accessed and serviced within an agreed timescale;
 - Arrangements for the marketing of the serviced self build/custom build plots for a period of not less than 12 months;
 - A set of design principles for the self build/custom build dwellings and requirements for the construction of the said dwellings

- Arrangements for the development of any self build/custom not taken up after a minimum of 12 months marketing
35. The approved scheme under condition 34 shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.
36. No open market housing shall be developed on any of the plots identified for self build/custom build dwellings by the scheme approved under condition 34 unless evidence that the plots have been marketed in accordance with the agreed marketing requirements has been submitted to and approved in writing by the local planning authority.

Alternatively, if the Section 106 Agreement is not completed within six months from the date of resolution then permission be refused for non completion of S106 Agreement.

Note: Having already reached three hours duration and in order to allow for a comfort break, the meeting was adjourned at 7.12pm and reconvened at 7.20pm.

11. DC/18/4312/FUL – Part Land West Side of London Road, Beccles

The Senior Planning and Enforcement Officer presented the application, details of which were contained in report REP48(SH). The hybrid application was a full permission for residential development of 217 dwellings, including 30% affordable housing, public open space, roads, accesses, parking, garages, drainage and associated infrastructure. The outline planning application was for 11 serviced self build plots with associated access and infrastructure.

Members were shown an aerial view and photographs of the site and its surrounds including views along London Road, the nearby dwellings, existing cycle track, the wayleave through the site and the red line drawing took into account the old filling station site, subject to it being sold to the developer. The axonometric projection showed the affordable housing was in groups and blended in with the design, the mix of parking including parking courts, the footpath and cycle way around the perimeter. The proposed density was 30 per hectare and in accordance with policy WLP8.2. The sample street scene also gave an indication of the landscaping plan and materials.

The Senior Planning and Enforcement Officer explained the mitigation as a result of the contribution to Recreational Disturbance Avoidance and Mitigation (RAMS) and the Beccles Primary School would be able to provide pre-school places. The application was policy compliant and the key issues of design, amenity, noise, ground water and landscaping had all been satisfactorily addressed. He referred to policy WLP8.28 which would address sustainability with regard to low energy and reduction in water usage.

Approval was being recommended subject to additional conditions regarding sustainable materials, water reduction, the updated drawings and a construction site management plan. Electric charging points could easily be provided in the garages. It was more difficult in the communal areas because of the different types of vehicles and connections; however, wiring in the ground would facilitate future points.

Mr R Eburne - Applicant

Mr Eburne thanked the Committee for being given the opportunity to speak. He explained that the project had started in May 2018 with a community consultation event and the site was now allocated in the Local Plan. The proposal was for a mix of dwellings including affordable housing. With the new route of the A145, they would be providing access and a new a toucan crossing and include a through route for cyclists and pedestrians. The mix of affordable housing was as a result of discussions with the Council's Housing Team and it would be a sustainable development reducing carbon. Solar pv would be included, charging points for vehicles would be provided and it was anticipated to have first occupation in 2021. Archaeology would be investigated but it was not expected to find anything of note. There was likely to be £1.6m for Community Infrastructure Levy (CIL) spending and £½m Section 106 contributions. The proposed self build would be marketed and if not taken up, it would likely result in custom build. Mr Eburne asked that Members approve the application.

Questions

Members asked specific questions relating to:

- Electric vehicles and solar pv.
- Land values for affordable self build.
- Type of heating for dwellings.
- Footpath around the perimeter and lighting.
- Fencing and hedgehogs.
- Restrictions on water supply.

Mr Eburne confirmed they were aiming for sustainability and carbon reduction; that would include the fabric of the buildings. The self build had been separated out in order to help its success and with more than 10 units, it would become affordable with qualification based on job role and income. The value of the plots would be valued and attractively priced and be provided with a brief design code. It was likely that gas would be the main source for heating with flue heat recovery units being used. He understood that the phasing out of gas was a government aspiration. The recreational route was likely to be used by dog walkers too and properties facing outwards would provide some surveillance with the possibility of PIR lights; that was part of the detail which had been viewed by the police liaison team. Mr Eburne explained that, as the developer, they could make covenants to restrict the erection of certain types of fencing and 'hedgehog highways' would be created by the inclusion of appropriate holes in the fences which would be marked as such.

Mr Eburne further advised that they intended to include measures to minimise water use, including 2lt and 4ltr toilet flush and shower flow taps. Some facilities in the home would restrict supply and the use of water butts was a valuable source to collect rainwater. The use of 110ltr of water per person per day was a proposal contained in Building Regulations.

In response to issues raised by Members, the Senior Planning and Enforcement Officer explained that condition 20 referred to separate points including shared not allocated communal spaces. Availability of the affordable self build would be down to specific criteria as previously mentioned.

Note: As this point in the meeting, Councillor Brooks declared a Local Non Pecuniary Interest in the item as being a Governor of the Pre-School.

The Committee supported the application and there being no further discussion, it was

RESOLVED

That planning permission be granted, subject to the conclusion of a Section 106 agreement for the provision of affordable housing, self build plots, pre-school education and RAMS contribution and with the following conditions:

For the 11 dwellings offered for self or custom builders (in outline):

1. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then
 - b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.
2. Plans and particulars showing the detailed proposals for all the following aspects of the development of the eleven self build plots ("the reserved matters") shall be submitted to the Local Planning Authority and development shall not be commenced before these details have been approved:
 - The siting of all buildings within their plots.
 - The design of all the buildings, including the colour and texture of facing and roofing materials. A landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels.
 - Measures to minimise water and energy consumption and to provide for recycling of waste.
 - The provision to be made within each plot for the parking, loading and unloading of vehicles.
 - The alignment, height and materials of all walls and fences and other means of enclosure.

For the 217 dwelling part where full planning permission is sought:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in all respects strictly in accordance with the attached drawing list shown below, 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.

| | | | |
|---------------------------|--------|-------------|--------------|
| Site Layout | Thrive | SL.01 RevC | January 2019 |
| Coloured Site Layout | Thrive | CSL.01 RevC | January 2019 |
| Location Plan | Thrive | LP.01 RevC | January 2019 |
| Affordable Housing Layout | Thrive | AHL.01 RevD | January 2019 |

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|--|------------------|---------------------------|--------------|
| Boundary Materials Layout | Thrive | BML.01 RevD | January 2019 |
| Street Elevations | Thrive | SE.01 RevA | January 2019 |
| Coloured Street Elevations | Thrive | CSE.01 Rev A | January 2019 |
| Materials Plan | Hopkins Homes | 010 RevA | January 2019 |
| Artistic Site Overview | Hopkins Homes | 011 | January 2019 |
| Landscape Strategy Plan | Aspect | ASP03 RevB | January 2019 |
| Pedestrian / Cycle Links Connectivity Plan | Aspect | ASP05 | January 2019 |
| House Types | | | |
| Affordable House Type 673 – Elevations | Thrive | AFFHT.673.e RevA | October 2018 |
| Affordable House Type 673 – Floor Plans | Thrive | AFFHT.673.p RevA | October 2018 |
| Affordable House Type 861 (2-Block) – Elevations | Thrive | AFFHT.861(2blk).e RevA | October 2018 |
| Affordable House Type 861 (2-Block) – Floor Plans | Thrive | AFFHT.861(2blk).p RevA | October 2018 |
| Affordable House Type 946 (2-Block) – Elevations | Thrive | AFFHT.946(2blk).e RevA | October 2018 |
| House Type 2067 - Elevations | Thrive | HT.2067.e RevA | October 2018 |
| House Type 2067 - Floor Plans | Thrive | HT.2067.p RevA | October 2018 |
| Plot Drawings | | | |
| Plots 2-16-17 - Elevations | Thrive | P.2-16-17.e RevA | October 2018 |
| Plots 2-16-17 - Floor Plans | Thrive | P.2-16-17.p RevA | October 2018 |
| Plots 5-7 - Elevations | Thrive | P.5-7.e RevB | January 2018 |
| Plots 5-7 - Floor Plans | Thrive | P.5-7.p RevB | January 2018 |
| Plots 9-10 - Elevations | Thrive | P.9-10.e1 RevA | October 2018 |
| Plots 9-10 - Floor Plans | Thrive | P.9-10.p1 RevA | October 2018 |
| Plots 12-15 - Elevations (Sheet 1 of 2) | Thrive | P.12-15.e1 RevB | January 2018 |
| Plots 12-15 - Elevations (Sheet 2 of 2) | Thrive | P.12-15.e2 RevB | January 2018 |
| Plots 12-15 - Floor Plans | Thrive | P.12-15.p RevB | January 2018 |
| Plots 19-22 - Elevations (Sheet 1 of 2) | Thrive | P.19-22.e1 RevA | October 2018 |
| Plots 19-22 - Elevations (Sheet 2 of 2) | Thrive | P.19-22.e2 RevA | October 2018 |
| Plots 19-22 - Floor Plans (Sheet 1 of 2) | Thrive | P.19-22.p1 RevA | October 2018 |
| Plots 19-22 - Floor Plans (Sheet 2 of 2) | Thrive | P.19-22.p2 RevA | October 2018 |
| Plots 23-25 - Elevations | Thrive | P.23-25.e1 RevA | October 2018 |
| Plots 23-25 - Floor Plans | Thrive | P.23-25.p RevA | October 2018 |
| Plots 26-30 - Elevations | Thrive | P.26-30.e RevA | October 2018 |
| Plots 26-30 - Floor Plans | Thrive | P.26-30.p RevA | October 2018 |
| Plots 37-39 - Elevations | Thrive | P.37-39.e RevA | October 2018 |
| Plots 37-39 - Floor Plans | Thrive | P.37-39.p RevA | October 2018 |

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| Plots 60-65 - Elevations | Thrive | P.60-65.e RevB | January 2018 |
| Plots 60-65 - Floor Plans | Thrive | P.60-65.p RevB | January 2018 |
| Plots 66-67 - Elevations | Thrive | P.66-67.e RevA | October 2018 |
| Plots 66-67 - Floor Plans | Thrive | P.66-67.p RevA | October 2018 |
| Plots 68-71 - Elevations (Sheet 1 of 2) | Thrive | P.68-71.e1 RevB | January 2018 |
| Plots 68-71 - Elevations (Sheet 2 of 2) | Thrive | P.68-71.e2 RevB | January 2018 |
| Plots 68-71 - Floor Plans | Thrive | P.68-71.p RevB | January 2018 |
| lots 79-82 - Elevations (Sheet 1 of 2) | Thrive | P.79-82.e1 RevA | October 2018 |
| Plots 79-82 - Elevations (Sheet 2 of 2) | Thrive | P.79-82.e2 RevA | October 2018 |
| Plots 79-82 - Floor Plans | Thrive | P.79-82.p RevA | October 2018 |
| Plots 83-85 - Elevations | Thrive | P.83-85.e RevA | October 2018 |
| Plots 83-85 - Floor Plans | Thrive | P.83-85.p RevA | October 2018 |
| Plots 96-98 - Elevations (Sheet 1 of 2) | Thrive | P.96-98.e1 RevA | October 2018 |
| Plots 96-98 - Elevations (Sheet 2 of 2) | Thrive | P.96-98.e2 RevA | October 2018 |
| Plots 96-98 - Floor Plans | Thrive | P.96-98.p RevA | October 2018 |
| Plots 99-102 - Elevations (Sheet 1 of 2) | Thrive | P.99-102.e1 RevA | October 2018 |
| Plots 99-102 - Elevations (Sheet 2 of 2) | Thrive | P.99-102.e2 RevA | October 2018 |
| Plots 99-102 - Floor Plans (Sheet 1 of 2) | Thrive | P.99-102.p1 RevA | October 2018 |
| Plots 99-102 - Floor Plans (Sheet 2 of 2) | Thrive | P.99-102.p2 RevA | October 2018 |
| Plots 105-108 - Elevations (Sheet 1 of 2) | Thrive | P.105-108.e1 RevA | October 2018 |
| Plots 105-108 - Elevations (Sheet 2 of 2) | Thrive | P.105-108.e2 RevA | October 2018 |
| Plots 105-108 - Floor Plans | Thrive | P.105-108.p RevA | October 2018 |
| Plots 109-110 - Elevations | Thrive | P.109-110.e RevA | October 2018 |
| Plots 109-110 - Floor Plans | Thrive | P.109-110.p RevA | October 2018 |
| Plots 111-114 - Elevations (Sheet 1 of 2) | Thrive | P.111-114.e1 RevA | October 2018 |
| Plots 111-114 - Elevations (Sheet 2 of 2) | Thrive | P.111-114.e2 RevA | October 2018 |
| Plots 111-114 - Floor Plans (Sheet 1 of 2) | Thrive | P.111-114.p1 RevA | October 2018 |
| Plots 111-114 - Floor Plans (Sheet 2 of 2) | Thrive | P.111-114.p2 RevA | October 2018 |
| Plots 115-117 - Elevations (Sheet 1 of 2) | Thrive | P.115-117.e1 RevA | October 2018 |
| Plots 115-117 - Elevations (Sheet 2 of 2) | Thrive | P.115-117.e2 RevA | October 2018 |
| Plots 115-117 - Floor Plans | Thrive | P.115-117.p RevA | October 2018 |
| Plots 124-127 - Elevations (Sheet 1 of 2) | Thrive | P.124-127.e1 RevB | January 2018 |

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| Plots 124-127 - Elevations (Sheet 2 of 2) | Thrive | P.124-127.e2 RevB | January 2018 |
| Plots 124-127 - Floor Plans | Thrive | P.124-127.p RevB | January 2018 |
| Plots 128-131 - Elevations (Sheet 1 of 2) | Thrive | P.128-131.e1 RevA | October 2018 |
| Plots 128-131 - Elevations (Sheet 2 of 2) | Thrive | P.128-131.e2 RevA | October 2018 |
| Plots 128-131 - Floor Plans (Sheet 1 of 2) | Thrive | P.128-131.p1a RevA | October 2018 |
| Plots 128-131 - Floor Plans (Sheet 2 of 2) | Thrive | P.128-131.p2 RevA | October 2018 |
| Plots 133-135 - Elevations | Thrive | P.133-135.e RevA | October 2018 |
| Plots 133-135 - Floor Plans | Thrive | P.133-135.p RevA | October 2018 |
| Plots 138-140 - Elevations | Thrive | P.138-140.e RevA | October 2018 |
| Plots 138-140 - Floor Plans | Thrive | P.138-140.p RevA | October 2018 |
| Plots 141-142 - Elevations | Thrive | P.141-142.e RevA | October 2018 |
| Plots 141-142 - Floor Plans | Thrive | P.141-142.p RevA | October 2018 |
| Plots 145-147 - Elevations (Sheet 1 of 2) | Thrive | P.145-147.e1 RevA | October 2018 |
| Plots 145-147 - Elevations (Sheet 2 of 2) | Thrive | P.145-147.e2 RevA | October 2018 |
| Plots 145-147 - Floor Plans | Thrive | P.145-147.p RevA | October 2018 |
| Plots 152-153 - Elevations | Thrive | P.152-153.e RevA | October 2018 |
| Plots 152-153 - Floor Plans | Thrive | P.152-153.p RevA | October 2018 |
| Plots 163-164 - Elevations | Thrive | P.163-164.e RevA | October 2018 |
| Plots 163-164 - Floor Plans | Thrive | P.163-164.p RevA | October 2018 |
| Plots 177-179 – Elevations | Thrive | P.177-179.e RevA | October 2018 |
| Plots 177-179 - Floor Plans | Thrive | P.177-179.p RevA | October 2018 |
| Plots 181-183 - Elevations | Thrive | P.181-183.e RevA | October 2018 |
| Plots 181-183 - Floor Plans | Thrive | P.181-183.p RevA | October 2018 |
| Plots 186-189 - Elevations (Sheet 1 of 2) | Thrive | P.186-189.e1 RevA | October 2018 |
| Plots 186-189 - Elevations (Sheet 2 of 2) | Thrive | P.186-189.e2 RevA | October 2018 |
| Plots 186-189 - Floor Plans | Thrive | P.186-189.p RevA | October 2018 |
| Plots 200-202 - Elevations | Thrive | P.200-202.e RevA | October 2018 |
| Plots 200-202 - Floor Plans | Thrive | P.200-202.p RevA | October 2018 |
| Plots 207-209 - Elevations | Thrive | P.207-209.e RevA | October 2018 |
| Plots 207-209 - Floor Plans (Sheet 1 of 2) | Thrive | P.207-209.p1 RevA | October 2018 |
| Plots 207-209 - Floor Plans (Sheet 2 of 2) | Thrive | P.207-209.p2 RevA | October 2018 |
| Plots 210-212 - Elevations (Sheet 1 of 2) | Thrive | P.210-212.e1 RevA | October 2018 |
| Plots 210-212 - Elevations (Sheet 2 of 2) | Thrive | P.210-212.e2 RevA | October 2018 |

Note: Revision letters to the drawings will change as a result of negotiated changes to the type and mix of the affordable housing offer requested by the Housing Team.

3. The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 1711-124SK001 Rev I; and made available for use prior to the occupation of any dwelling. Thereafter the access shall be retained in the specified form.
4. No part of the development shall be occupied until details of the proposed pedestrian crossing, footways and associated highway improvements (including Bus Stop relocation and improvement) shown on Drawing No. 1711-124SK001 Rev I have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.
5. Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins 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 for no other purpose.
6. 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.
7. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.
8. Before any works commence including the delivery of any materials other than those required to construct safe access into the site, the further details for the construction of the access either in full or on a temporary basis shall be submitted in written and drawn form and the agreement in writing of the Local Planning Authority obtained. The work shall be undertaken to form the access before any other works are commenced and shall include the areas of verge for vision splays being cleared, in advance of other activity on the site.
9. The occupation of any dwelling within the site shall not commence until the area shown within the site, depicted on Drawing No. HOPK180527 SL01 Rev C for the purposes of loading, unloading, manoeuvring and parking of vehicles and secure cycle storage, for any dwelling that is to be occupied has been provided and thereafter that area(s) shall be retained and used for no other purposes.
10. Before the access is first used visibility splays shall be provided as shown on Drawing No. 1711-124/SK001 Rev I with an X dimension of 2.4 metres and Y dimensions of 90 and 120 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 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.

11. Prior to the occupation of any dwelling the Travel Plan dated December 2018 and its requirements must be implemented in full.
12. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) in accordance with the requirements in the Travel Plan (dated December 2018). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multi-modal travel voucher.
13. On occupation of the 100th dwelling a revised (or Full) Travel Plan must shall be submitted for the approval in writing by the local planning authority in consultation with the highway authority, which is based on the Travel Plan (dated December 2018). This Travel Plan must contain the following:
 - Baseline travel data based upon the information provided in the Transport Assessment and the residents living on the site, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
 - The full contact details of a suitably qualified Travel Plan Coordinator to implement the Travel Plan
 - A commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum period of five years, or one year after occupation of the final dwelling (whichever is the longest duration) using the same methodology as the baseline monitoring
 - A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
 - A Travel Plan budget that covers the full implementation of the Travel Plan
 - A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local areaThe approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhere to the approved Travel Plan.
14. Further details of soft landscape shall be submitted and agreed in writing by the Local Planning Authority before work proceeds beyond installation of the floor slabs for the properties.
15. Soft landscaping shall follow the recommendations made by the ecology report and should include a range of native plant types to provide a range of resources for wildlife in accordance with. Drawing 6535/LM ASP03 revision C. The landscape buffer areas and the attenuation lagoon, should use native hedgerow species in accordance with the ecology report. Feature trees should accord with the recommendations of the ecology report. Ornamental planting and grassland areas of the open spaces should accord with the ecology reports suggestions. The additional measures to support ecology suggested in the report shall be further detailed.

16. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (originally dated July 2018, with Addendums dated December 2018 and January 2019) 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.
17. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
18. 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
 - iv. Measures for managing any on or offsite flood risk associated with construction
19. No development shall take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the LPA. The plan must demonstrate the adoption and use of the best practicable means to reduce the affects of noise, vibration, dust and lighting. The plan should include, but not be limited to:
 - Arrangements for liaison with the Council's Environmental Protection Team
 - Mitigation measures as defined in BS 5228: Parts 1 and 2: Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - Procedures for the emergency deviation of the agreed working hours.
 - Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air - borne pollutants.Thereafter the development shall be conducted in accordance with the approved Plan.
20. Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at safe, accessible and convenient locations, with an electric supply to the charge point capable of providing a 7kW charge.

Prior to first occupation, at least 10% of car parking spaces in private communal parking areas shall be provided with an operational electric vehicle charge point at

reasonably and practicably accessible locations. The Electric Vehicle Charge Points shall be retained thereafter.

21. Before works other than the establishment of site compounds access roads and clearing of vegetable topsoil or other works below ground such as drainage installation, highway sub base installation and the formation of the lagoon, have been undertaken, the applicant shall submit in writing a sustainable construction statement for the agreement of the local planning authority, this shall include but not be limited to the sustainable sourcing of materials, recycling of site waste, methods to reduce water consumption. The approved scheme shall be enacted on site during construction and thereafter.
22. Before works other than the establishment of site compounds access roads and clearing of vegetable topsoil or other works below ground such as drainage installation, highway sub base installation and the formation of the lagoon, have been undertaken, the applicant shall submit in writing further details as to location and capacity of EV charging points both for individual dwellings with access to a driveway and for some spaces within the communal parking areas. The approved scheme shall be carried out in full in accordance with the agreement and thereafter retained.

Alternatively, if the Section 106 Agreement is not completed within six months from the date of resolution then permission be refused for non completion of the S106 Agreement.

12 DC/19/0210/FUL – LAND BEHIND VELDA CLOSE, LOWESTOFT

The Planning Officer presented the application contained in report REP49(SH) which was for a number of works forming part of the flood alleviation scheme for the Kirkley stream. The scheme proposed the construction of a sheet pile wall along Kirkley stream from the Bloodmoor roundabout for around 200m downstream and included a pump station and underground storage facility at Velda Close/Aldwyck Way.

The application was before the Committee as the application had been submitted on behalf of the Council.

Members were shown an aerial view and photographs of the site and its surrounds including the views from Bloodmoor roundabout and across Kirkley stream, the fencing and the site of the underground storage. Trees had been removed to allow the works to be carried out and replanting would be undertaken when the work was complete.

The Planning Officer explained the key issues including the principle of the works which would reduce flood risk, the character and appearance, and there would be no adverse amenity impact to the neighbouring residents. The Environmental Agency had requested additional information regarding flooding and water voles and delegated authority was being sought subject to resolving those issues.

Questions

Members asked specific questions relating to:

- The scheme providing adequate measures to avoid flooding.
- The stream and tanks being dredged and cleaned.
- Fly tipping.
- Noise emanating from the proposed works.

The Planning Officer confirmed that the Council, as Applicant, would maintain the system and flood water would be stored until its release at the appropriate time. The Flood Team was satisfied that the tanks were adequate for storage. It was acknowledged that the stream needed to be maintained to ensure grass cuttings and mattresses dumped into the stream did not cause unnecessary blockages. Construction noise would be dealt with by way of a condition covering a Construction Method Statement.

There being no further discussion, it was unanimously

RESOLVED

That delegated authority be granted to the officers to grant permission subject to approval being received from the Environment Agency 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.
2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Proposed Works, reference 15-12-40 04 Rev A, received 12/03/2019,
 - Proposed Works, reference 15-12-40 03, received 12/03/2019,
 - Site Location Plan, reference 15-12-40 20, received 12/03/2019;
 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.
3. Within 3 months of completion of construction, details of all Sustainable Urban Drainage System components and piped networks (including pumps and attenuation tanks) shall be submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
4. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. 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
 - wheel washing facilities
 - measures to control the emission of dust and dirt during construction
 - access arrangements
 - a scheme for recycling/disposing of waste resulting from demolition and construction works.

5. Prior to completion of the works hereby approved, full details of soft landscape works should be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme; and maintenance programme.
6. The mitigation measures outlined in the hereby approved; Bat Aerial Tree Inspections Report, and received 17/01/2019 and Preliminary Ecological Appraisal Report, dated July 2018, and received 17/01/2019, for protecting protected species during and after construction of the approved development shall be implemented in their entirety in accordance with the timeframes outline within the Survey.

Note: Having declare a Pecuniary Interest in Agenda Item 12, Councillor Neil left the meeting room at 8.10pm.

13. DC/18/4793/ROC – Former RNLI Social Club, Links Road, Lowestoft

The Area Planning and Enforcement Officer presented the application in report REP50(SH), which was for the removal of condition 4 holiday use only of DC/17/1481/FUL for the demolition of the former RNLI building on Links Road and the erection of two holiday homes with associated parking, vehicular access and landscaping to allow full time occupation of the properties.

The Area Planning and Enforcement Officer advised that the Applicant was seeking the removal of the condition to allow full time occupation as he stated it was not possible to lease the properties within the context of the current condition. However, as the properties had not yet been built, it was considered the assertion could not be justified and was not supported by evidence required in policy terms.

Members were shown an aerial view and photographs of the site and its surrounds including views of the site, road access, Gunton Cliff and the proposed elevations of the properties which were not yet constructed.

The Area Planning and Enforcement Officer advised that previous applications for permanent residential accommodation had been refused as being outside the physical limits. The proposal before Members was considered to be contrary to policy, it would result in the loss of holiday accommodation, the request was premature as the properties had not been built, and no marketing analysis had been undertaken. Refusal was therefore being recommended.

Debate

Members noted the officer's opinion that the development on the site should be for holiday purposes only and that there was insufficient amenity space available to serve permanent residential dwellings. The removal of the condition for holiday use would lessen economic benefits to the town and surrounding area and it had not been proven that the site was not suitable for holiday/tourism purposes. The Committee supported the recommendation and it was

RESOLVED

That planning permission be refused for the following reasons:

1. The removal of the condition would create a development that is contrary to the provisions of local planning policy insofar as the holiday homes have not been built and have not been marketed contrary to the requirements of policy WLP8.15 – New Self Catering Tourist Accommodation and it has not been fully and satisfactorily demonstrated that there is no demand for the tourist accommodation in this location. As such the application is contrary to the provisions of policy WLP8.15 of the Local Plan.
2. The proposal is contrary to the adopted East Suffolk Council – Waveney Local Plan (March 2019) and in particular policies WLP1.1 - Scale and Location of Growth, WLP1.2 - Settlement Boundaries and WLP8.29 – Design as the properties are outside Development limits, where the site falls outside the physical limits envelope of Lowestoft and the proposal offers no compensating public good to justify a departure from policy

14. DC/19/1049/FUL – 61 London Road, Beccles

The Planning Officer presented report REP51(SH) which gave details of the proposal for the application of lime render with render stop bead applied to the face of part of the boundary wall to the London Road frontage. The works would also include a number of elements such as repointing and replacing bricks, however, they were considered to be general repairs and not requiring planning permission.

The application was before the Committee as the Council was the Applicant.

Members were shown an aerial view and photographs of the site and its surrounds including the wall in its current state and the existing damage. The site was located within the Conservation Area for Beccles.

The Planning Officer explained that the application of render was slightly unusual but was needed to ensure the retention of the wall. It was considered that there was no adverse effect on the Conservation Area and no impact on the amenity; the proposed works would preserve the character and appearance and approval was being recommended.

Questions

In response to a question, the Planning Officer confirmed that the render would differentiate the pillars from the wall.

There being no further discussion, it was unanimously

RESOLVED

That planning 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.
2. The development hereby permitted shall be completed in all respects strictly in accordance with:
 - Proposed Works, reference 15-12-40 04 Rev A, received 12/03/2019,
 - Proposed Works, reference 15-12-40 03, received 12/03/2019,
 - Site Location Plan, reference 15-12-40 20, received 12/03/2019;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.

The meeting concluded at 8.17pm.

Chairman