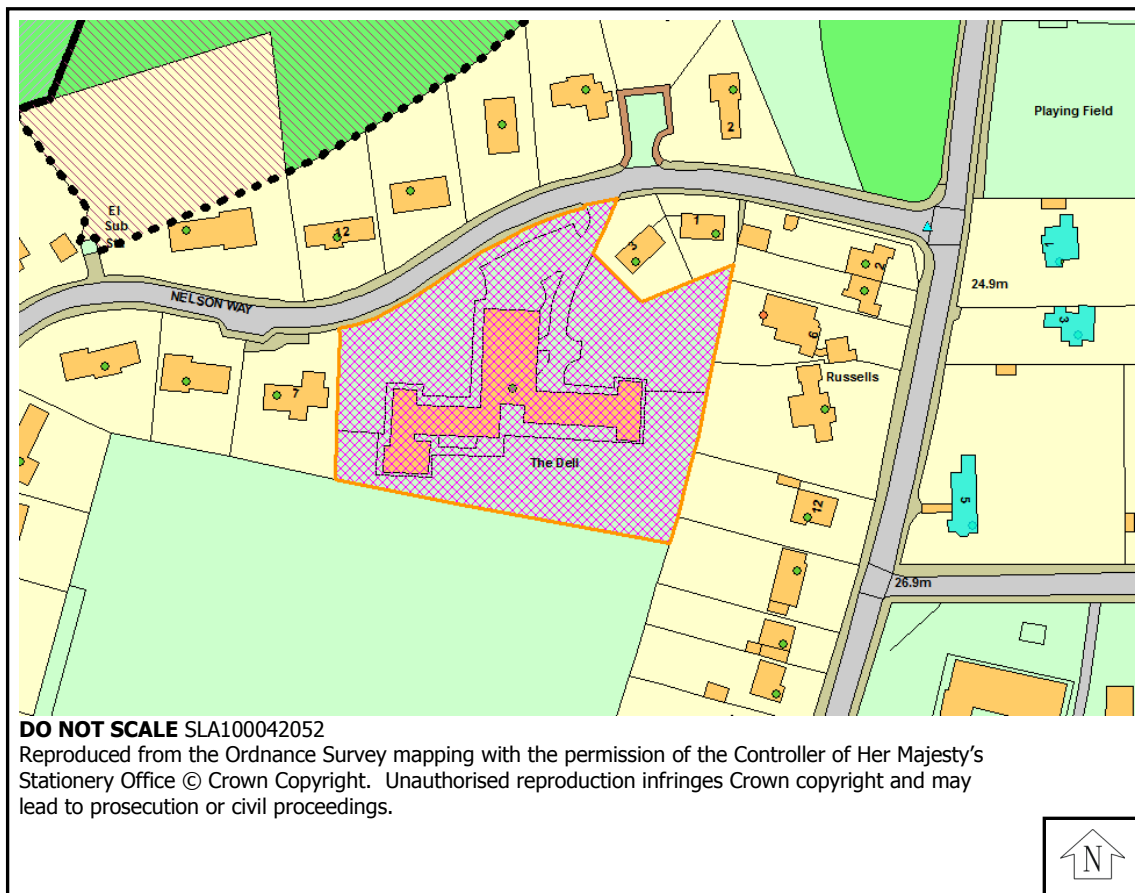


PLANNING COMMITTEE – 13 OCTOBER 2015**APPLICATION NO DC/15/2593/FUL****LOCATION**

The Dell
 5 Nelson Way
 Beccles
 Suffolk
 NR34 9PH

EXPIRY DATE 1 November 2015**APPLICATION TYPE** Full Application**APPLICANT** Cygnet Care Limited**PARISH** Beccles**PROPOSAL** Construction of 60 bedroom carehome with 3no. supported living lodges, bin store, car parking and gardens/external landscaping**1.00 SUMMARY**

1.01 This proposal is for the redevelopment of this elderly person housing site by a new build scheme that efficiently delivers more bedrooms to the higher standards required by legislation. The proposal delivers high dependency care for a total of 60 persons if single occupancy and delivers 26 spaces above that in the existing home. The building presents a more unified massing than the original building surmounted by a pitched rather than the current flat roof. This is considered more pleasing and contextual. Revised drawings showing a lowered floor slab and bulk have been received. Recommendation is for approval

2.00 SITE DESCRIPTION

2.01 The site is currently occupied by the elderly person's home recently sold by the County Council. The site is sloping from 21 at the highway as a minimum to 27 m maximum at the extreme south east corner of the site. The existing building is set into these contours with retaining walls, but is generally set higher up to the rear of the site than the current proposal. A wing projects northwards towards the highway and is 15m from the boundary at its closest point.

3.00 PROPOSAL

3.01 The current elderly person's home has a prior notification application for demolition. This has been approved and commenced, although to date only asbestos stripping has been completed. As there has been a prior approval for demolition, this does not appear in this application description.

3.02 The proposal is for a 60 bedroom elderly person's home specialising in dementia care and with an L shape following the contour of the site across the frontage and 20m from the footway to the highway at the closest point. The main entrance is at the apex of the L and angled with a projecting porch.

3.03 The proposal presents as a two storey design to the visible frontage though there is a service basement. There is a pitched roof that rises to ridge levels that considerably exceed the current parapetted flat roof design; however eaves heights are lower than the former parapet tops and toward the ends of the range are stepped down.

3.04 There are gabled features breaking up the overall bulk of the design to impart a more domestic feel to the overall design. A car park is proposed to occupy the north frontage, as does the existing car park. There are in addition 3 small single storey lodges proposed for more independent living, these are to a 2 bedroom and two to a single bedroom design.

3.05 Following the submission of a series of site sections, a negotiated lowering of the floor slab and roof pitches has been received as an amended proposal.

4.00 CONSULTATIONS/COMMENTS

4.01 Neighbour consultation/representations.

4.011 2 Ringsfield Road Object: (precised). Not adverse to continued use for elderly persons. The proposal is excessive for the site, and there will be insufficient parking. There is current pressure on parking from the school and church, and extended parking controls on the local highways. Construction will lead to safety risks from Lorries. The proposal is too imposing and features an overlooking terrace, harming privacy and the height removes daylight. The lodges will harm surrounding amenity. Trees will be removed. Our property at 1 Nelson Road will be shaded by the proposed new trees and might be harmed in time by their roots.

4.012 10 Nelson Way, opposite and at lower level objects: (precised):

The proposed building is significantly larger than that existing. It will be more imposing because a large part of the building will be parallel and closer to the road, only a small part of the existing building is closer. The Design and Access Statement states the height of the new building as matching the existing water tower. This is misleading as the water tower is over 140 feet from the road boundary; its width is modest so its overall visual impact is small.

The Design and Access Statement says that the proposed eaves height is 29.5. The ridge height is not stated. The existing parapet is stated as 30.836. It omits to say where this measurement was taken. At the point of the where the proposed building will be 29.5 plus the roof height, the existing building is only 2 storeys; not mounted on a terrace; and is finished with a flat roof and is no more than 22' high.

The proposal is disproportionate to the scale of existing buildings dwellings.

The building was constructed in the 1970s not 1960s as claimed. The design of the existing building made it less unobtrusive. The proposal conflicts with Policy DM02 and the Suffolk Design Guide.

References to the design of the facility at Blofield are misleading as this is largely single storey and, at 26 beds, are smaller.

There will be a loss of privacy as more windows set closer will overlook our home.

Odour, noise and other forms of disturbance will occur as a result of deliveries by lorry at anti social hours and refuse collections. The proposal will further worsen these issues by intensification.

We object to the removal of mature trees.

Increased foul water flows are a concern following past pollution in 1977 and increased impermeable area will increase the volume of rainwater run-off.

We welcome an updated residential home but the scale proposed is excessive.

- 4.013 12 Nelson Way: Précised. The drawings show an imposing design compared to the surrounding buildings. We are opposite and will be affected by its size and depth from the road. At the pre-application meeting we raised this. No consideration has been given to our opinion and concerns.
- 4.014 3 Nelson Way the adjacent bungalow objects: (précised):
Refuse and deliveries are 11 meters from our kitchen door.
Some of the bins contain food waste and human waste in sealed bags with self closing lids to the bins. We are concerned that misuse in practise will lead to odours, and flies, wasps, rats and foxes.
The proposed access road for deliveries and refuse collection runs parallel with our fence, and is 6 meters from our lounge.
Too many trees are being removed. Some of the trees were suggested as self setting, whereas they were donated by a local charity.
- 4.015 16 Nelson Way objects: Précised There are too few parking spaces on site. Increased parking on the road will mean more vehicles going turning at the bottom of the cul-de-sac leading to people driving on the opposite (wrong) side of the road around all the bends and twists in the road. There have already been near accidents.
Waste storage in the proposal is too close to the neighbouring property.
The proposed property is however a pleasant design more in keeping with the exclusivity of the neighbourhood.
- 4.016 14 Nelson Way objects: (précised):
The main rooms facing north overlook our kitchen, lounge and bedroom. The additional roof height proposed will reduce light and views from our side garden. Our and others privacy is harmed. Additional windows increase overlooking
Mature and enhancing trees are to be removed and screening to 3 Nelson Way and Ringsfield Road gardens reduced.
The home in Blofield is a unit (26 beds) and apart from a middle atrium is of single storey construction. We dispute the claim that proposal is further from the road and side boundaries, than the existing home. It is obvious from the plans that in fact it extends closer to all boundaries. This is out of all proportion and unsympathetic to the existing neighbours.
The new access road to the waste store area is close to the fence to 3 Nelson Way and will cause odour, noise and pollution.
The Dell parking is inadequate especially at shift change and the larger home proposed worsens this. The area already has problems with parking for two schools.
External lighting detail is needed.
- 4.017 8 Nelson Way (opposite) objects (précised):
We support the comments by number 10 especially regarding the impact of the form and massing. 75% of the proposal is closer to the road than the existing building.

The claimed decrease in parking resulting from the removal of 20 day care places will not reduce vehicle numbers and movements. Day care attendees were bussed to the site and did not drive. The increase in staff spaces will be insufficient and lead to exacerbation of parking problems on Nelson Way caused at certain times by the schools. People park on the road leading to difficulty with vision when we leave our drive even when there were spaces in the existing car park. We need parking restrictions, but the applicant is not offering that.

4.018 7 Nelson Way objects:

Something half this size would be appropriate; this will be dominant with regard to my property and harm value. Car parking is insufficient. The proposed 1.8m high fence will block light, and a 1.2m high evergreen hedge interspersed by ornamental trees is preferred.

4.019 22 Nelson Way Objects: A new care home on the site of The Dell is welcome; however the plans are for a much more substantial building than the previous one. The triple impact on the road of a closer and higher and larger building will be detrimental to the character of Nelson Way and will have a negative impact on the people of Nelson Way. There are already issues of car parking and gaining access to Nelson Way.

Consultees

4.02 Beccles Town Council: APPROVE – with the following caveats:

- a) Refuse area - concerns were raised regarding smell from the bins and also noise when filling and emptying of rubbish receptacles. Provision of acoustic fencing with consideration of planting around the refuse area to dull any noise but committee would prefer to see a brick built roofed construction to house the refuse bins and to move the refuse area much further away as it is too close to the neighbouring residential property's boundary
- b) Restrictions should be imposed regarding vehicles regarding their delivery and collection times- ie not before 8am nor after 6pm
- c) Trees – planting too close to property No. 1 and No 3 which would, once established, be overbearing and therefore should be replaced with low level hedging/ornamental shrubs
- d) Parking – concern for suitability of visitor and staff parking to accommodate the number of people who may be attending at times
- e) Increase in secure cycle provision for staff and visitors
- f) In view of the possible parking issues which may occur, maybe consideration should be given to residents parking
- g) Lighting on the proposed site to be of a type so as to reduce spillage (light pollution)
- h) Height of proposed building not clear from plans, this needs to be questioned by Waveney Planners.

4.03 Suffolk County - Highways Department: Recommends that any permission should include the conditions that use shall not commence until the area within the site shown on CYGN 301/4 - 001. for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes and that the areas to be provided for storage of Refuse/Recycling bins as shown on drawing number CYGN 301/4 - 001 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

The County notes that the proposed parking for this application falls short for our maximum parking guidance (SGP 2014). However, County Highways perceives the number of proposed parking space to be suitable. The County has carried out a thorough assessment on the surrounding area and believes any vehicles displaced onto the public highway will not have a detrimental affect to highway safety.

4.04 Environment Agency - Drainage précised: We have no objection to the proposal and offer the following advice:

The site is situated on the superficial Happisburgh Glacigenic Formation sands, designated as Secondary A aquifer. The bedrock geology is comprised of the Crag Formation, a principal aquifer. The site is within a Source Protection Zone 2 and is considered to be in a

location of medium environment sensitivity. 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 you, should be carried out until the developer has submitted and agreed a remediation strategy detailing how this unsuspected contamination will be dealt with. The remediation strategy should be implemented as agreed. We support the use of sustainable drainage systems. However, where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater.

4.05 Essex and Suffolk Water PLC. We would advise you that our existing apparatus does not appear to be affected by the proposed development at the above. We have no objection to the proposed development subject to compliance with our requirements. Consent is given to this development on the condition that a metered water connection is made onto our Company network for the new care-home/living lodges for revenue purposes.

As the development is for commercial use, the premises need to be notified under Regulation 5 of the Water Supply (Water Fittings) Regulations 1999. The applicant should see the Water Regulations Information Sheet No. IS – 0014 for more detailed information.

4.06 SCC Flooding Authority

Suffolk Council Flood & Water Management responded to say they have no comment to make.

4.07 Suffolk County Archaeological Unit:

This site is located to the north of two ring ditches, recorded in the County Historic Environment Record as BCC 015 and 016. As a result, the location offers potential for the discovery of hitherto unknown important features and deposits. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets, however, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. In this case the following the two standard conditions, used together, would be appropriate.

4.08 Anglian Water Suggested Informative Statements and Conditions Report (precised)

4.081 There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. The following text be included within your Notice should permission be granted. "Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

4.082 The foul drainage from this development is in the catchment of Beccles Water Recycling Centre that will have available capacity for these flows.

4.083 The sewerage system has available capacity for these flows.

4.084 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

4.085 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA). We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

4.086 We recommend the following condition:

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing

areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

4.09 WDC - Arboricultural And Landscape Officer This site is not within the Conservation Area and there are no TPOS.

4.091 The care home is currently fenced off but the trees could be assessed. The Tree Survey, Arboricultural Impact assessment, Method Statement and Tree Protection Plan in accordance with BS5837:2012 gives a detailed analysis of the trees evaluated for quality, longevity and initial maintenance requirements.

4.092 The proposed development does not encroach within the root protection areas of any trees that are to be retained. However, the new hard surfaces encroach within the RPA of retained trees and should use “no dig” construction methods in accordance with Hayden’s report and be protected by fencing according with items 4.6 and 5.1 in the report.

4.093 Gardens and external landscaping show new trees but species and sizes are not given.

4.094 If minded to approve all services shall be conditioned to be outside the Root Protection Areas and further landscaping details need to be agreed.

4.10 Environmental Health – Contaminated Land: The applicant has submitted and signed a Land Contamination Questionnaire certifying that to the best of their knowledge the site contains no contaminants that are likely to affect a sensitive end use. In addition the applicant has submitted an internet environmental search which did not provide any reasons to suspect that contamination will be an issue at the site. This department holds no information to dispute the above so on the basis of the information submitted it would appear that the site is suitable for the proposed use. However, I would advise the LPA to apply a planning condition requiring the reporting of any potential contamination encountered during construction.

5.00 PUBLICITY

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

Category	Published	Expiry	Publication
Major Application,	28.08.2015	17.09.2015	Beccles and Bungay Journal
Major Application,	28.08.2015	17.09.2015	Lowestoft Journal

6.00 SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Major Application, Date posted	Expiry date
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7.00 PLANNING POLICY

CS02 High Quality and Sustainable Design (Adopted Core Strategy, January 2009)

CS11 Housing (Adopted Core Strategy, January 2009)

DM02 Design Principles (Adopted Development Management Policies, January 2011)

DM04 Sustainable Construction (Adopted Development Management Policies, January 2011)

8.00 PLANNING CONSIDERATIONS

8.01 This site has been residential institutional use as an elderly persons care home for a considerable period; this proposal represents a change in size rather than a change of use. The existing building is not considered to be fit for purpose, being in deteriorated condition, requiring asbestos removal (which has already been carried out under the earlier demolition prior approval, and thermally poorer than modern building regulation compliance will require.

The fitness for purpose is an issue confronting many care homes as the Care Quality Commission has required larger room sizes often being difficult to accommodate within the available layout. The embodied carbon cost of demolition will be recovered by the better thermal performance of a modern construction typically within 20 years and considered therefore to comply with policy DM04 Sustainable Construction. The site is well located within the hierarchy set out in Core Strategy policy CS11.

- 8.02 The proposal will increase the number of beds available in the area by around 30 beds. It is difficult to be precise as some rooms might be single occupancy and some double occupancy where a couple are involved. If however this is considered as house-holds and housing stock freed up there will be a contribution towards the Waveney housing supply.
- 8.03 DM02 Neighbour Amenity. The proposed structure is large and dominant in this residential setting, but the overall scale of the proposal is considered acceptable, because it replaces existing premises on a similar scale. Most of the surrounding residences are of generous scale and the smaller scale bungalows to the northeast side of the site is next to the smaller scale lodges that are proposed. The lodges are set at an elevated level compared to the neighbour at 3 Nelson Way, in the originally submitted design the northernmost lodge would have caused loss of privacy to number 3 but has been addressed by moving the bedroom window to face east rather than north in the revised drawings received 22nd September 2015.
- 8.031 To the north of this site the neighbouring properties 8 and 10 Nelson Way are set lower than the highway and lower still in relation to both the existing and proposed development and the owners have objected to the scale of the building given the pitched roof compared to the current flat roof and the greater proximity of much of the new building.
- 8.04 Parts of the new proposal's footprint are closer than the main part of the original building was to the frontage of the site. This is mitigated and traded off in impact terms in that the closest part of the existing premises is 13.5m from the boundary whereas the closest part of the proposal is 19m from the front.
- 8.05 The proposal features simpler L shape, when compared to the original layout, with a diagonal section at the turn designed to accommodate the main entrance in a very obvious manner is intended to provide clarity of layout, this being a pre-requisite for dementia sufferers. The monolithic character is given some domestic scale by transverse gabled features, oriel windows and a suppressed eaves height to the parts on the west end of the street frontage elevation. The increase in bedrooms is achieved by the broadening of the wings to allow bedrooms both sides of the central corridor, and so the physical extent of the footprint across the site is little different to the original building.
- 8.051 Following concerns over impact by bulk, the agent supplied a series of site cross sections which did show that as originally proposed the building would project above the general lie of the land with retaining walls at the front. This was because the return wing runs into the slope and would lead to poor outlook to the rear rooms and because internal gradients are considered undesirable even if modest. Elderly persons, especially dementia sufferers, can have balance difficulties on surfaces which are not level. Further negotiations led to the issue of revised drawings where the concerns over bulk were addressed by reducing the floor level to the absolute lowest practicable in the circumstances, that is 350mm lower than the original submission and with a lowered roof pitch down to 25 degrees. This reduced the ridge height of the proposal by a combined total of 1.2m. It is considered that this reduction does not harm the architectural character being proposed and does further reduce the bulk of the proposal. A balance needs to be struck between the delivery of elderly persons' accommodation set against concerns over the scale of the proposal, and the relative large scale of the existing building. It is considered that this balance is achieved by the revised drawings received 22nd September 2015.

- 8.052 The properties to the north have also objected that privacy is harmed to a greater extent. There is not considered to be a material change in privacy because these properties are overlooked from the road and footpaths and the footway is sufficiently high in relation to the dwellings to offer some view into first floor rooms that is in itself, quite intrusive making it difficult to consider the overlooking from the proposed residential home at greater distance and replacing an existing home as being more intrusive. In addition several of the properties have quite well planted front gardens.
- 8.053 Number 7 also objects to the scale of the development and loss of light from a 1.8m fence proposed, such a fence would be permitted development. This property features high level windows serving a garage and secondary light to what may be a significant room, but not a significant window, on the flank wall so no material amenity harm is considered to occur.
- 8.06 Parking Provision. The supporting paragraphs to the Waveney Development Management policy DM02 requires car parking to comply with the adopted County Parking Standards. For Class C2 residential institutional development, notwithstanding the recent adoption by the County of revised standards for Class C3 residential use, the standard remains a maximum standard with regard to car parking on residential institutional uses, in order to discourage car use. The Design Statement alludes to local labour and encouraging other modes of transport. A green travel plan should be required by condition prior to use, so that this form of living document will serve to continue to encourage and facilitate this on an ongoing basis. Refusal on ground of lack of parking facilities would be challenged at appeal on the basis of the County Standards being complied with. Objectors have noted issues with parking for the existing building when the local schools are in session. Development cannot be asked to address pre-existing off site problems, but should demonstrably make matters no worse. In officer's consideration the compliance with County Parking standards and the comments received from the County in this matter indicates parking provision is sufficient for purpose. Any Traffic Regulation Order for parking control would have to be instituted by County Highways and the presence of unrestricted on street parking is a planning argument for sufficiency of local parking provision. If the County consider the access from local driveways to give rise to safety concerns they might be prepared to act, it is however a matter for the County standing apart from the planning process.
- 8.061 The cycle and powered two wheeler provision meets the minimum standards for this type. The provision of 2 disabled parking bays appears light given that the County advise higher provision than for business or recreational development, (5%) without being specific. It is suggested that four bays of 3.3m width are needed, this can easily be achieved by sacrificing one parking space, and given the Adopted maximum standards for spaces this is considered acceptable.
- 8.07 Landscaping: Objection notes the removal of a number of trees, there is however a detailed arboricultural plan which shows trees on the south and east boundaries to be retained and new planting is indicated on the landscape drawing but not specified in detail, this can be the subject of a pre-occupation condition. The claim that some trees to be removed represented a "charitable donation" is not a material planning consideration. A further objection from No. 1 Nelson Way was that the suggested trees to their boundary would lead to a loss of light. The applicant has responded in the revised drawings by suggesting that a boundary hedge be planted instead. Further details of this in terms of density and species can be established within the landscaping condition proposed.
- 8.08 External lighting details can be required by condition, prior to use of the site.
- 8.09 Surface water drainage SuDs and Flood: The site is not located in either Flood Zone 2 or 3 Anglian Water has stated the FRA as inadequate and recommended response from the Suffolk Floods team and Environment Agency. The only submission made regarding flood risk is a paragraph in the Design and Access Statement concluding that "There is therefore

no risk of flooding to the proposed development”. The applicant goes on to explain that the impermeable area is not proposed as increased and that percolation tests have shown soakaways to be effective. Given that this is in Zone 1 and under 1 hectare in size, no flood risk assessment can be required. The Suffolk Floods team have responded with a no adverse comment, so flood risk is not considered a concern. The Environment Agency have identified the land as being to an extent, sensitive to groundwater pollution and therefore asked for an unexpected contamination condition (as has the Environmental Health Contaminated Land Officer) and recommended that further details of treatment of run off from parking areas is provided before construction. A condition is therefore recommended for this aspect.

- 8.10 Bin storage: Concern has been raised about noise and smell arising from the bin store close to the boundary with number 3 Nelson Way. While this has the potential to cause harm, the store is sited to enable collections, and as a relatively modest curtilage building it would not be unusual in a residential estate to find such a building in proximity to neighbouring boundaries. In mitigation of impact, the applicant has explained that waste that might give rise to odour will be double bagged and collected weekly. As this is a “commercial” waste situation, these more frequent collections can be part of the operating procedures as can the method of encapsulation of waste. Similarly a condition on the timing of waste collections and other collection and deliveries has been suggested to avoid unsocial hours for noise.

9.00 CONCLUSION

While there is local concerns expressed by neighbours, this is an existing use and the existing building is of considerable scale such that the replacement is not materially more imposing in scale, though in parts closer to neighbours and set slightly higher when the pitched roof is taken into consideration, nevertheless the negotiated height reductions and the wider benefits of increased accommodation for the elderly have to be weighed against the impact of changed shape upon neighbours and the judgement of Officers is that this is sufficiently modest for an approval recommendation.

10.00 RECOMMENDATION

10.01 Planning permission is **GRANTED**:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with
Drawings reference
1502 PL01 Topographic survey existing
1502 PL03 site plan
1502 PL04 basement and ground floor plans
1502 PL05 first floor
1502 PL10 bin store
received 25th June 2015 and amended drawings reference
1502 PL03 revision A site plan
1502 PL06 revision A 3d views
1502 PL07 revision A elevations and 3d view
1502 PL09 revision A elevations and floor plans for lodges
1502 PL12 revision A site cross sections
received 22nd September 2015, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. Samples of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved samples.

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

4. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
 - a) The programme and methodology of site investigation and recording
 - b) The programme for post investigation assessment
 - c) Provision to be made for analysis of the site investigation and recording
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g) The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: The site is potentially of archaeological and historical significance.

5. 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 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. Prior to the commencement of any development other than demolition, the developer shall submit (a surface water management strategy) in written and drawn form, details of sustainable drainage methods, calculations that demonstrate the off site run off rate is no

higher than the current run off rate, and details of oil and pollution interception to parking areas and the ongoing maintenance schedules for the whole drainage system as appropriate. The written approval of the Local Planning Authority shall be obtained. The works shall be completed in accordance with the approved details and retained and maintained thereafter.

Reason: For the mitigation of off-site flood impact and avoidance of pollution of groundwater.

8. Prior to use of the new building, details of a Green Travel Plan shall be submitted in writing to and approved in writing by, the Local Planning Authority. The plan shall be enacted and maintained in accordance with approved methods thereafter for the lifetime of the use.

Reason: To mitigate the impact of vehicular movements in the enlarged facility.

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

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

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, storage units, lighting. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

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

11. The collection of waste and deliveries to the elderly persons' home hereby permitted shall only take place between the hours of 8.00 am to 5.00 pm Mondays to Fridays and at no time on Saturdays, Sundays or bank holidays. Waste material that might give rise to odour shall be sealed in double bags and collected weekly as set out in the submitted design statement and subsequent emails.

Reason: To protect the amenities of the surrounding area by minimising disturbance by noise and smells

12. Prior to the commencement of any development other than demolition, the developer shall submit in written and drawn form, details of external lighting. The written approval of the Local Planning Authority shall be obtained. The works shall be completed in accordance with the approved details and retained and maintained thereafter.

Reason: To avoid wildlife and amenity impact from external lighting.

13. The use shall not commence until the area within the site shown on CYGN 301/4 - 001. for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

14. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number CYGN 301/4 - 001 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

APPENDICES

ADDITIONAL NOTES

Informatives:

1. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

BACKGROUND INFORMATION: See application ref: DC/15/2593/FUL at www.waveney.gov.uk/publicaccess

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