

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft
on **Tuesday, 11 August 2015 at 6.00pm**

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Members Present:

J Groom (Chairman), S Allen P Ashdown, N Brooks, G Catchpole, J Ceresa, M Cherry, G Elliott, J Ford, I Graham, L Harris-Logan, M Pitchers and S Woods.

Officers Present:

R Amor (Principal Planner for Development Management), P Perkin (Principal Planning Officer), P Ridley (Head of Planning and Coastal Management), M Van de Pieterman (Area Planning and Enforcement Officer), P Vertigan (Area Planning and Enforcement Officer) and S Carter (Democratic Services Officer).

In Attendance:

Councillors T Goldson, D Ritchie and M Rudd.

Prior to the commencement of the meeting, the Chairman announced that Agenda Item 8 – DC/15/2343/FUL – Land adjacent 20 Bourne Road, Lowestoft, had been withdrawn from the Agenda.

1 APOLOGIES / SUBSTITUTES

An apology for absence was received from Councillor A Cackett

Councillor S Woods attended the meeting as a Substitute for Councillor Cackett.

2 MINUTES

RESOLVED

That the Minutes of the meeting held on 14 July 2015 be confirmed as a correct record and signed by the Chairman.

3 DECLARATIONS OF INTEREST

Councillor Graham declared a Local Non Pecuniary Interest in Item 13 – Enforcement of Holiday Occupancy Conditions at Kessingland, as he was buying a property on one of the sites.

4 DECLARATIONS OF LOBBYING

Councillor Ashdown declared that he had received an email in relation to Item 7 – DC/15/2164/FUL – Station Yard, Station Road, Halesworth.

Councillor Brooks declared that he had received an email in relation to Item 7 – DC/15/2164/FUL – Station Yard, Station Road, Halesworth.

Councillor Catchpole declared that he had received an email in relation to Item 7 – DC/15/2164/FUL – Station Yard, Station Road, Halesworth.

Councillor Ceresa declared that she had received an email in relation to Item 7 – DC/15/2164/FUL – Station Yard, Station Road, Halesworth.

Councillor Harris-Logan declared that she had received an email in relation to Item 7 – DC/15/2164/FUL – Station Yard, Station Road, Halesworth.

Councillor Pitchers declared that he had received an email in relation to Item 7 – DC/15/2164/FUL – Station Yard, Station Road, Halesworth.

Although they had been lobbied, Members felt that they could bring an open mind to the consideration of the application before the Committee.

5 ENFORCEMENT ACTION – CASE UPDATE

The report 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 28 July 2015. There were currently nine cases.

The Principal Planning Officer updated Members with regard to the removal of containers at Sandy Lane, Holton. He confirmed that the deadline had passed without their removal and an Breach of Condition Notice had now been served.

RESOLVED

That the report detailing the outstanding Enforcement Matters up to 28 July 2015 be received.

6 DC/13/13482/OUT – BROOKE PENINSULA AND JELD WEN SITE, WAVENEY DRIVE, LOWESTOFT

The Principal Planning Officer explained that the application had been considered by the Development Control Committee at its meeting on 15 October 2014 when it was resolved to approve the application subject to the completion of a Section 106 Agreement and a number of conditions. He reminded Members that the site had been allocated in the Lake Lothing and Outer Harbour Area Action Plan for residential-led mixed use development and associated infrastructure.

Following legal consideration, the report now before Members sought to make amendments to the conditions, and reasons for the conditions, for clarification purposes and to ensure that the mitigation measures proposed in the Environmental Statement were fully secured and to ensure the development was carried out in accordance with approved details.

Members viewed aerial pictures and plans of the site and its surrounds, as presented at the meeting.

The Principal Planning Officer explained that the Committee was being requested to give authorisation for the proposed amendments to the draft planning permission to ensure clarity and that the conditions were clear and robust. Notwithstanding the purpose of the report, Members were reminded in the report that they were not bound by the previous resolution of this Committee to approve the application.

The amendments highlighted in red text in Appendix 2 were proposed for clarification purposes and completeness to elaborate and supplement the reasons in the report to Committee on 15 October 2014. A number of conditions had included 'unless otherwise agreed in writing' which might allow the Local Planning Authority to make changes outside the statutory process and recent court cases had found that wording to be potentially unlawful. It was proposed to delete that wording from certain conditions as shown in green text in Appendix 2 to the report. It was important to ensure the 'development was carried out in accordance with approved plans etc.' and this wording needed to be included in the conditions listed in paragraph 2.7 of the report to ensure the development was in accordance with the approved scheme. The relevant text had been highlighted in blue in Appendix 2.

The Principal Planning Officer also referred to the 15 October 2014 resolution that the application be approved 'subject to the completion of a S106 legal agreement', with terms to be agreed. Appendix 3 to the report set out the draft S106 agreement, the content of which was substantially complete but would be subject to further amendments. It did, however, set out the obligations, the contributions required and the trigger points for payment, all of which had been agreed with the applicant.

The Principal Planning Officer updated the Committee in that an additional recommendation was proposed. Condition 10 [on page 40 of the Agenda] needed to be deleted; it referred to the Code for Sustainable Homes and that code had been withdrawn and was therefore no longer applicable.

Mr J Mehta - Agent

Mr Mehta spoke on behalf of the Applicant and emphasised their agreement with the recommendations set out in the report. It was an allocated site and planning permission had been granted in October 2014. Since that time, work had been undertaken on the Section 106 agreement with additional conditions to include all items required by the Committee. The proposals would fully secure all mitigation measures and tighten the conditions without altering the substance. He supported the recommendations in the report and asked Members to do the same.

Questions

In response to a question relating to affordable housing mentioned in clause 9.8 in the S106 document, the Head of Planning and Coastal Management explained that the White Paper on Right to Buy had not yet been issued by the Government. All parties were signing up to the document as it stood and if any future legislative changes were to be made affecting affordable units, those changes would be addressed at that time.

Debate

Members commented that, having resolved to grant approval in October 2014, they were pleased to see the updated draft permission and legal agreement and congratulated the officers for their work in that respect. There being no further discussion, it was

RESOLVED

1. That the amendments to the conditions for application DC/13/3482/OUT highlighted in red and blue text in Appendix 2 to the report be approved.
2. That the proposed deletions from the conditions for application DC/13/3482/OUT highlighted in green text in Appendix 2 to the report be approved.
3. That condition 10 relating to the Code for Sustainable Homes be deleted.

Revised Conditions for application DC/13/3432/OUT:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this approval, or before the expiration of two years from the date of the approval of the first application for Reserved Matters, which ever is the later.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

2. The first application for the approval of Reserved Matters as set out in condition 4 below, shall be submitted to the Local planning Authority within 3 years from the date of this permission. All subsequent Reserved Matters shall be

submitted to the Local Planning Authority for approval no later than 15 years from the date of the commencement of the development.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be carried out in accordance with the management and mitigation measures set out in the Environmental Statement (November 2013) and the Environmental Statement Addendum (July 2014), summarised in Table 18.1 of the Addendum unless provided for in any other conditions attached to this permission.

Reason: To ensure there is no significant effect on the environment and that all management and mitigation measures proposed within the Environmental Statement are appropriately secured.

4. Approval of the details of the appearance, layout and scale of the buildings, the means of access thereto, and the hard and soft landscaping (hereinafter called the "Reserved Matters"), shall be obtained from the Local Planning Authority in writing before any development comprised within that Reserved Matters site is commenced. The development shall be carried out in accordance with the approved details.

Reason: To comply with sections 91 and 92 of the 1990 Act.

5. Detailed plans and particulars of the Reserved Matters pursuant to condition 4 above, shall be submitted together for each Reserved Matters site and shall include finished floor levels and existing and proposed ground levels in relation to a fixed datum, and scaled cross-sections through the Reserved Matters application site and adjacent land. Development shall be carried out strictly in accordance with those approved details.

Reason: To secure a properly planned development.

6. The submission of all Reserved Matters pursuant to condition 4 above, and the implementation of the development hereby permitted shall be carried out in accordance with the following approved Parameter Plans:

- Parameter Plan PO2 Building Layout and Footprint (Drwg. No. A2217 P02 Rev P5);
- Parameter Plan PO3 Landscape Strategy (Drwg. No. A2217 P03 Rev P6);
- Parameter Plan PO4 Site Access and Movement (Drwg. No. A2217 P04 Rev P7);
- Parameter Plan PO5 Building Heights (Drwg. No. A2217 P05 Rev P6);
- Parameter Plan PO6 Townscape Strategy (Drwg. No. A2217 P06 Rev P7);
- Parameter Plan PO7 Ground Floor Use Plan (Drwg. No. A2217 P07 Rev P6);
- Parameter Plan PO8 Upper Floor Use Plan (Drwg. No. A2217 P08 Rev P5);
- Parameter Plan P10 Phasing (Drwg. No. A2217 P10 Rev P4).

Reason: To secure a properly planned development.

7. Prior to the submission of any application for Reserved Matters approval, a Detailed Design Code for the whole site shall be submitted to and approved in writing by the Local Planning Authority. All applications for Reserved Matters approval shall be accompanied by a Design Statement which shall explain how the proposal conforms to the requirements of the approved Detailed Design

Code. The development shall be carried out in accordance with the approved Detailed Design Code.

Reason: To secure a properly planned development subject to the parameter plans on which the EIA was based.

8. The development hereby permitted shall be carried out in accordance with the approved Phasing Diagram Parameter Plan 'Parameter Plan P10 Phasing (Drwg. No. A2217 P10 Rev P4)'. Development shall occur in a sequential manner as proposed on the Phasing Diagram.

Reason: To secure a properly planned development subject to the parameter plan on which the EIA was based.

9. Prior to the commencement of development on any phase of development an Energy Statement for that phase shall be submitted to and approved in writing by the Local Planning Authority. The Energy Statement shall detail the energy efficiency measures to be included in the proposal and provide estimates of the Building Emission Rate (BER) for each dwelling and shall state how much the development is expected to exceed Building Regulations Part L requirements. Unless viability issues demonstrate otherwise the Energy Statement will be expected to demonstrate how the development may achieve a 15% reduction of carbon emissions over Part L of the Building Regulations requirements. The development shall be carried out in accordance with the approved Energy Statement.

Reason: In order to ensure that energy efficiency through sustainable design and construction is achieved in accordance with policy DM05 and to secure the appropriate delivery of mitigation measures set out within Chapter 8 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014.

10. Prior to commencement of each phase of development a scheme for that phase for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

Reason: To enhance the sustainability of the development through better use of water, energy and materials, and to secure the appropriate delivery of mitigation measures set out within Chapter 8 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014.

11. Prior to commencement of each phase of development a scheme for the provision and implementation of rainwater harvesting for that phase shall be submitted to and agreed, in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of the proposed development.

Reason: To enhance the sustainability of the development through efficient use of water resources, and to secure the appropriate delivery of mitigation

measures set out within Chapter 8 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014.

12. All non-residential buildings to be built on the site shall be constructed to achieve an 'Excellent' BREEAM rating.

Reason: To ensure that the development achieves an appropriate standard of sustainable construction in accordance with Policy WEW1 of the AAP.

13. A minimum of 20% of all market dwellings and affordable housing units within each phase shall comply with 100% of the Lifetime Homes Standards.

Reason: To ensure that dwellings can be easily adapted for lifetime use.

14. Prior to the commencement of any development on the site an Ecological Mitigation and Enhancement Strategy shall be submitted to and agreed in writing by the Local Planning Authority. The Ecological Mitigation and Enhancement Strategy shall include details of habitat and species mitigation, licensing requirements, details of timing and updated surveys, mitigation for bats including external lighting details and ecological site supervision and monitoring. Each phase of the development hereby permitted shall comply with the approved Ecological Mitigation and Enhancement Strategy.

Reason: To secure the appropriate delivery of Ecological Mitigation in the interests of wildlife protection in accordance with Chapter 10 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, summarised within table 10.15 of those documents.

15. Prior to the commencement of any development on the site a Habitat Management Plan for the retained area of the Brooke Yachts and Jeld Wen County Wildlife Site shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details for managing access to the County Wildlife Site for visitors to avoid sensitive areas, discouraging damaging recreational activities and limiting predation of wildlife by pets from the site through interpretation boards, guided paths, natural barriers and fencing where appropriate.

Reason: To safeguard the habitat of the Brooke Yachts and Jeld Wen County Wildlife Site and to secure the appropriate delivery of Ecological Mitigation in the interests of wildlife protection in accordance with Chapter 10 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, summarised within table 10.15 of those documents.

16. Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority pursuant to condition 4 shall include a scheme for the design of flat roof buildings to accommodate nesting gulls, commensurate with the impacts resulting from the development. The approved scheme shall be implemented in accordance with the agreed details.

Reason: In order to ensure that adequate and reasonable provision is made for Priority s41 Species (gulls) impacted by the development.

17. Prior to each phase of development approved by this planning permission no development 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. Any remediation measures within the Brooke Yachts and Jeld-Wen County Wildlife Site shall have regard to preserving the special interest and ecological function of the County Wildlife Site.
- 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.

Reason: To secure the appropriate delivery of the mitigation set out in Chapter 9 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, summarised within table 9.12 those documents, and 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.

18. No occupation of each phase of 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.

Reason: To secure the appropriate delivery of the mitigation set out within Chapter 9 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, summarised within table 9.12 of those documents, and this will 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.

19. No development on each phase of development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. This will include assessment of Unexploded Ordnance, including a UXO Risk Management Plan and Intrusive Magnetometer Survey. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented in accordance with the approved details. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the appropriate delivery of the mitigation set out within Chapter 9 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, summarised within table 9.12 of those documents, and this will 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.

20. If, during development, contamination not previously identified is found to be present at the site then no further development 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.

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, and to secure the appropriate delivery of the mitigation set out within Chapter 9 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 9.12 of those documents.

21. No infiltration of surface water drainage into the ground is 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 controlled waters. The development shall be carried out in accordance with the approved details.

Reason: For the appropriate delivery of the mitigation set out within Chapter 9 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 9.12 of those documents, and 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.

22. Within character areas Brooke Peninsula and West Quay as defined in the Design and Access Statement all dwellings shall be constructed so as to provide attenuation against external noise to achieve the BS8233, 1999, 'Sound insulation and noise reduction for buildings' reasonable standard of 40dB for a living room and 35dB for a bedroom.

Reason: To minimise the effect of noise in new noise sensitive development in the interests of residential amenity, and to secure the appropriate delivery of the mitigation set out within Chapter 13 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 13.10 of those documents.

23. Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority pursuant to condition 4 for dwellings within character areas Brooke Peninsula and West Quay as defined in the Design and Access Statement shall include a noise assessment survey to demonstrate that the BS 8233 internal noise criteria of a 'reasonable' standard is met, shall be submitted to and approved in writing by the Local Planning Authority. The noise assessment methodology shall be agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the agreed methodology.

Reason: To minimise the effect of noise in new noise sensitive development in the interests of residential amenity, and to secure the appropriate delivery of the mitigation set out within Chapter 13 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 13.10 of those documents.

24. If piling of foundations is necessary, an assessment of likely vibration must be undertaken prior to any piling taking place, and piling techniques identified and agreed in writing by the Local Planning Authority. Piling shall be undertaken in accordance with the agreed techniques.

Reason: In the interests of residential amenity.

25. Prior to the installation of any operational plant (including air conditioning, cooling, heating or venting plant) a BS 4142 noise rating for that plant shall be submitted to and approved in writing by the Local Planning Authority. Any plant noise rating shall be no more than 0dB above the minimum measured background level at the closest residential receptors.

Reason: In the interests of residential amenity, and to secure the appropriate delivery of the mitigation set out within Chapter 13 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 13.10 of those documents.

26. No development shall take place including any works of demolition until a site specific Construction Environmental Management Plan (incorporating a Health and Safety Management Plan) or construction method statement 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:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Environmental Protection Team

- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the LPA, shall be carried out only between the following hours:

08:00Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.

- Deliveries to and removal of plant and equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

- 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.

The development shall be carried out in accordance with the approved Construction Environmental Management Plan and Health and safety Management Plan.

Reason: In the interests of residential amenity, and to secure the appropriate delivery of the mitigation detailed within Chapters 7, 11, 13 and 15 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014.

27. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (URS Infrastructure & Environment UK Limited, dated July 2014 (Reference 47066859, Revision 6) and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 4.45m above Ordnance Datum (AOD), in accordance with URS Infrastructure & Environment UK Limited letter response (page 5) dated 10 February 2014 ('All the buildings finished floor levels i.e. residential, commercial and school would have finished floor levels at or above 4.45m AOD.')

2. All roads across the site will be raised to a level at or above 4.3m AOD, in accordance with section 5.2 of the FRA and Figure 2-3 of the URS Hydraulic Model Build Report, Appendix J of the FRA.

3. Any buildings on stilts will be raised above 4.5m AOD (the 1 in 1000 year tidal flood level, including allowances for climate change), allowing free flow under the buildings, in accordance with section 5.2 of the FRA.

4. Dry refuge above 4.80m AOD (the 1 in 1000 year tidal flood level, including allowances for climate change, with a freeboard of 300mm) shall be provided in all 'more vulnerable' buildings in accordance with The SUN and Kirkley Waterfront SPD (section 8).

5. No land raising shall be undertaken outside the areas shown on Figure 2-3 of the URS Hydraulic Model Build Report, Appendix J of the FRA.

6. Limiting the surface water run-off to Lake Lothing so that it will not exceed the run-off from the existing site and not increase the risk of flooding off-site, in accordance with URS Infrastructure & Environment UK Limited letter response (page 2) dated 10 February 2014 (Reference 47066859/LOLT0009).

7. Provision of outfalls with non-return flap valves to avoid any back flow during high tides and designed with appropriate protection measures (i.e. hydraulic, structural and scour protection), in accordance with section 5.5 of the FRA.

8. Provision of flood storage including swales, attenuation pond and wetlands, sized and designed (with calculations submitted) to manage the volume of water generated in all rainfall events up to and including the 1 in 100 year return period event, including allowances for climate change and considering a surcharged outfall over the lifetime of the development in accordance with

section 6.2 of the FRA and drawing 47066859/1040 (Indicative Drainage Layout). Drawing 47066859/1040 (Indicative Drainage Layout), Appendix L should be used to formulate the drainage layout.

9. The scheme shall incorporate the SuDS "Management Train", across the site, and ensure all features are designed in accordance with CIRIA (C697) The SuDS Manual so ecological; water quality and aesthetic benefits can be achieved in addition to the flood risk management benefits.

10. In the event of exceedance flows that surpass the critical duration rainfall event or a blockage/failure occurs within the drainage network/control structure the swales and attenuation pond shall incorporate a 300mm freeboard and an emergency spillway as part of their design in accordance with the information contained within CIRIA (C697) The SuDS Manual.

11. Details of the future adoption and maintenance of all aspects of the surface water drainage strategy, with the maintenance schedules, shall be provided. The Local Planning Authority shall be satisfied that arrangements are in place for the long term maintenance and management of the surface water management scheme. In addition, the organisation responsible for the maintenance of the existing surface water infrastructure shall be determined at the detailed design stage and a suitable monitoring and maintenance plan devised to ensure that the pipe network remains fully functional for the design life of the development. This shall include consideration to the potential for future erosion protection at the outfall/s.

12. Plans and drawings shall be submitted showing the locations and dimensions of all aspects of the proposed surface water management scheme. Plans shall demonstrate that the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features. Plans and drawings clearly showing all contributing areas to the pipe networks should also be provided. In addition, full design details, including cross sections of any proposed attenuation features must be submitted.

13. It shall be demonstrated that any open attenuation features will be sited above the 1 in 200 year return period tidal flood event, including allowances for climate change.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and; prevent flooding on site, or elsewhere, by ensuring the satisfactory storage of and disposal of surface water from the site and to secure the appropriate delivery of the mitigation set out within Chapter 11 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 11.18 of those documents.

28. Prior to the first occupation of the development, a detailed Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the local planning authority. The Flood Warning and Evacuation Plan shall be implemented in accordance with the approved details.

Reason: To minimise the effects from any flooding to the proposed development and future users.

29. No development shall take place within any Reserved Matters approval site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.

- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS17 of the Core Strategy (2009) and the National Planning Policy Framework (2012) 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.

30. 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 30 and 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 CS17 of the Core Strategy (2009) and the National Planning Policy Framework (2012) 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.

31. Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority pursuant to condition 4 shall include full details of both hard and soft landscape works for the site to which the Reserved Matters application relates. These details shall include proposed finished levels, means of enclosure; pedestrian access and circulation areas, hard surfacing materials, external lighting and street furniture. All details of soft landscape works to be included within that application, shall include planting plans at a scale of 1:500 indicating the proposed location, number, species, variety, stock size of planting and density of new planting. Details shall include written specifications of planting operations including ground preparation, subsoiling, topsoiling, cultivation, soil improvement, mulching, aftercare and detail sections at a minimum scale of 1:20 to explain tree planting pit proposals. The development shall proceed strictly in accordance with the approved scheme.

All planting, seeding and turfing comprised in approved Reserved Matters applications shall be carried out in the first planting seasons following commencement of development in that Reserved Matters site.

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

32. Any trees or planting which, within a period of 10 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. All existing hedgerows and trees to be retained shall be protected during construction operations in accordance with BS5837 and shall be maintained to that standard until development has been completed.

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

33. Reserved matters applications for hard and soft landscaping pursuant to condition 32 above shall demonstrate compliance with the palette of materials and indicative species list contained within the hard landscape strategy and soft landscape strategy of the Landscape and Public Realm Document (October 2013).

Reason: To ensure the satisfactory appearance of the development.

34. The number of dwellings permitted within the site as defined by this planning permission shall not exceed 850 or 950,000 sqft (whichever is the greater).

Reason: To ensure a properly planned development in accordance with the application and as assessed by the Environmental Impact Assessment.

35. No dwelling permitted by this development shall be occupied until provision for a secure area for the storage of at least one bicycle and appropriate refuse storage units have been provided in accordance with previously approved details.

Reason: To ensure adequate provision of cycle and refuse storage.

36. Detailed plans and particulars of the Reserved Matters submitted to the Local Planning Authority pursuant to condition 4 shall include detailed plans and particulars of the location of play areas and open space within that Reserved Matters application. The development shall be carried out in accordance with the approved details.

Reason: To secure a properly planned development.

37. Details and samples of all external materials and finishes shall be submitted to and approved by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details.

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

38. Prior to the commencement of development of each phase, details of fire hydrant provision shall be submitted to and approved in writing by the Local Planning Authority and carried out where necessary to an agreed timetable.

Reason: To secure a properly planned development.

39. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall

be occupied until the works have been carried out in accordance with the foul water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding.

40. 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.

Reason: To prevent environmental and amenity problems arising from flooding.

41. Prior to the occupation of any dwellings the proposed junction with Waveney Drive shall have been completed in accordance with details that shall have been previously submitted to and approved in writing by the LPA and available for use.

Reason: In the interests of road safety and in accordance with the assessment of the access in that location undertaken within Chapter 15 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014.

42. Prior to the occupation of any dwellings on the site, a cycleway link to Cycle Route 30 shall have been completed in accordance with details that shall have been previously submitted to and approved in writing by the LPA and available for use.

Reason: In the interests of providing routes for cyclists and road safety, and to secure the appropriate delivery of the mitigation set out within Chapter 15 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 15.12 of those documents.

43. Before the development hereby permitted is commenced details of the travel arrangements to and from the site for residents, employees and customers in the form of a Travel Plan(s), including monitoring provisions shall be submitted to and approved in writing by the Local Planning Authority and such approved arrangements shall be implemented before the development is first brought into use and thereafter adhered to.

Reason: In the interests of sustainable development to reduce traffic generation, and to secure the appropriate delivery of the mitigation set out within Chapter 15 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 15.12 of those documents.

44. Plans and particulars showing the detailed proposals for all the following aspects of the development (the "reserved matters") shall be submitted for each agreed phase of development and development shall not be commenced before these details have been approved by the local planning authority:-
- the layout including the positions and widths of roads, footpaths, cycle tracks, greenways, and parking areas, including ground levels, gradients and means of surface water drainage
 - the location of bus-stops and shelters
 - the siting of all buildings and the means of access thereto from an existing highway or proposed highway

- the alignment, height and materials of all wall and fences and other means of enclosure
- the provision to be made for the storage and disposal of refuse, including bottle and clothing bank facilities

Reason: To comply with Section 92 of The Town and Country Planning Act 1990 and The Planning (Development Management Procedure) (England) Order 2015.

45. Before the commencement of the development hereby approved and in connection with each agreed phase, details of the siting and design of housings for Public Utilities (e.g. Electricity Sub Stations and Gas apparatus etc) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To secure a properly planned development.

46. Prior to the commencement of development a playing field provision plan shall be submitted to and approved in writing by the local planning authority. The plan shall be implemented in accordance with the approved details.

Reason: To ensure, as far as is practically possible, continuity of playing field provision and to secure the appropriate delivery of the mitigation set out within Chapter 14 of the Environmental Statement dated November 2013 and the Environmental Statement Addendum dated July 2014, as summarised within table 14.22 of those documents.

4. That, subject to any final amendments being approved by Officers under delegated powers prior to completion to secure all necessary obligations, the contents of the draft S106 Agreement contained in Appendix 3 to the report be noted and approved.

7 DC/152164/FUL – STATION YARD, STATION ROAD, HALESWORTH

The Principal Planning Officer presented the application which proposed the replacement of an existing 15m mobile phone mast with a new 17.5m mast, with the antennae sitting on top of the pole. The application was before Committee as a result of a Member call-in.

The Principal Planning Officer explained that the site was immediately south of Halesworth Station, within the Halesworth Conservation Area. Land uses in the immediate vicinity were commercial; however, there were dwellings on Station Road and Dairy Hill, and in Orchard Close on the opposite side of the railway tracks. The proposal was to remove the existing mast and the largest equipment cabinet and replace with a 17.5 metre high monopole mast. The three antennas on the top of the mast would be included in that height. The proposed new equipment cabinets located around the base of the mast would be enclosed in a two metre high steel palisade fence. The mast and equipment was required to provide improved 2G and 3G coverage and new 4G coverage.

Members viewed photographs and plans of the site, as presented at the meeting, including pictures of the various views from the industrial area, station yard and buildings in the vicinity.

The Principal Planning Officer reminded Members of the history of such applications and the fact that telecoms masts were usually classed as permitted development up to 15m. He explained that this application was accompanied by an ICNIRP (International Commission on Non-Ionizing Radiation Protection) certificate and, in accordance with Government advice, the Local Planning Authority would have no need to consider health issues as this certificate

was in place. When the original mast was erected in 1994, the location was outside the Conservation Area but that had since been extended to include the mast site.

Cllr P Dutton – Town Council

Mr Dutton explained the Town Council was unanimous in not supporting the application. Its reasons had been documented and included the lack of consultation, the need to find an alternative site and the new mast was bulkier and bigger than the existing mast. He referred to the Government's code of best practice which required certain issues to be addressed and mobile phone masts needed to adhere to that. The Applicant had not taken into consideration the worries of people living and working in the area and no reference had been made to the necessary exclusion zone. Workers and residents had a right to protect themselves; they had not been consulted and had not been provided with necessary information. The compliance certificate was probably not really adequate and Telefonica appeared not to have properly assessed the dangers to the people in the area.

Mr E Wilson - Objector

As a neighbour closest to the site, Mr Wilson explained his objections in that the application had no respect for the residential amenity and no respect for the conservation area. There had been no public consultation and Halesworth Town Council unanimously objected to the application. The Council's relevant planning policies, Core Strategy and Conservation Area Plan made reference to the need to conserve or enhance the area and protect the environment. This proposal was against all those points and in fact the new mast would have three base units. His garden was only metres away from the mast and he had concern about his children sleeping near the new mast. Both he and his neighbours lived and maintained their properties and did not want to be overlooked by the mast. There were much better sites in Halesworth where it could be located. Mr Wilson asked the Committee to reject the application on the grounds that it did not protect or enhance the Conservation Area.

District Councillor T Goldson and County Councillor for Halesworth

Councillor Goldson explained that he had called in the application because of the concerns of residents. If Telefonica had spoken to the Town Council some of the concerns could have been addressed. Issues related to planning, specific regulations, minimum distances and residents' health. He requested that the Committee postpone making a decision until proper consultation had been undertaken, allowing a similar application to come forward having engaged with residents in a proper and fitting manner,

Questions

Members asked questions relating to:

- The certificate and its purpose.
- Health issues.
- Deferral of the application.
- Telefonica's consultation on the proposals.
- The provision of high quality communications.
- The need to determine on planning grounds.

The Principal Planning Officer explained that the ICNIRP certificate, which gave scientific advice and guidance on the health and environmental effects of non-ionizing radiation to protect people and the environment from detrimental exposure, provided compliance with the relevant guidelines. It was doubtful that there would be any benefit if the decision on the

application was deferred, as the Applicant would consider it had undertaken sufficient consultation and the certificate was adequate. Mobile phone operators had a voluntary code of conduct with regard to consultation and it was their decision as to the consultation process they undertook.

The Head of Planning and Coastal Management referred to the National Planning Policy Framework and explained that despite being in a Conservation Area, the mast was not detrimental to the area and businesses in the area would be disadvantaged without the provision of broadband. If a certificate was issued, Government advice was that the certificate should not be questioned. He reminded Members that the Local Plan policies were in favour of developments and advanced high quality communications infrastructure was supported by the Government. Refusal could not be made on health grounds as those issues had been covered and refusal was not an option because a mast was already in situ.

Debate

Members noted that any health issues had been adequately covered by the relevant certificate and expressed the view that the new mast was no more detrimental to the Conservation Area than the existing mast. There was a need for improved communications in the area and as such it might help redevelopment unused sites in the future.

A motion to approve the application was moved and seconded and, as there was an equality of votes in favour and against, the Chairman used his casting vote and it was

RESOLVED

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with drawing numbers 100 revision A, 200 revision A, 201 revision A, 300 revision A and 301 revision A, received 28 May 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.
3. In the event that the mobile phone mast hereby approved ceases to be used it shall be removed within three months and the land reinstated to the satisfaction of the local planning authority.

8 DC/15/2034/COU – THE FORGE, LOW STREET, ILKETSHALL ST MARGARETS

The Area Planning and Enforcement Officer presented the application which sought retrospective planning permission for a change of use of land for two bell tents to let for 'glamping' and the retention of the shower/toilet/kitchen facilities block.

The Area Planning and Enforcement Officer explained that the Applicant had mistakenly believed that he did not require planning permission and submitted the applicant as soon as it became apparent. The Applicant had a current site licence issued by the Camping and Caravan Club. The site was located on land behind 'The Forge' situated in approximately two acres of land on the north-western edge of the village. Originally used as paddocks, there was significant mature planting and trees around the perimeter of the site.

Members viewed photographs and plans of the site and its surrounds, as presented at the meeting.

Objections had been received and details were contained in paragraph 4.1 of the report. With regard to the utility block, the Environment Agency had no objection to the disposal arrangements. She reported that, since the preparation of the report, Strategic Housing had no objection but had referred to the need for the relevant licence and Environmental Health had no objection.

The principle of the development was acceptable in the location and the proposal was of such a small scale it had not generated any significant concerns. The holiday season was generally relatively short and there would likely be vacancies in the high summer season. It was considered to be a small scale, modest scheme which would accord with the Local Plan to increase tourism in a rural area. The Area Planning and Enforcement Officer explained that the site could be used without planning permission for up to five tents, if it was designated as a touring site.

In response to a question relating to statutory obligations to make the site accessible for the disabled, the Area Planning and Enforcement Officer advised that disabled access did not apply to camping. There being no further discussion, it was

RESOLVED

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the application form and other documentation submitted for consideration unless otherwise submitted to an agreed in writing by the local planning authority.
2. The touring camp site shall only be open between 1st March and 31st October in any one year. Outside this period the site shall be closed and all tents shall be removed from the site.

9 DC/15/2468/FUL – 13 RUBENS WALK, LOWESTOFT

The Area Planning and Enforcement Officer presented the application which proposed the retention of a close-boarded fence enclosing part of the side garden of a house on a corner plot. The application was before Committee as a result of a Member call-in.

The Area Planning and Enforcement Officer explained that the side garden had been partially enclosed by a hedge and fence. Following the construction of a single storey side and rear extension to the property, that boundary had been replaced by a 1.8 metre high close boarded fence which was enclosing a larger area of the garden. The fence had been offset from the highway to improve the views and the Committee noted that the green area now enclosed was not in the public domain; it was in private ownership

Members viewed photographs and plans of the site and its surrounds, as presented at the meeting.

The Area Planning and Enforcement Officer advised that, since the preparation of the report, the Applicant had provided further reasoning for this fence in that a side extension had resulted in the need to reconfigure the fence and it provided security and safety for his children. Also, in the local area, there were a number of similar properties with similar fencing. An additional objection stated that the fence was obstructing the use of the highway adjacent to the property. Issues that had been raised related to the various impacts on the character of the area, residential amenity, roads and trees.

The Area Planning and Enforcement Officer stated that the fencing was not considered to be detrimental to highway safety or the future health of the adjacent protected trees. In

addition, the level of impact on the appearance of the area was not considered to be significant, as the visual impact had been mitigated.

Mr K Harris - Objector

Mr Harris stated that the reasons for opposing the application were well documented and needed to be studied by the Committee. The fence was on the wrong building line and there were crested newts in the area. The estate had some 400+ residents which had been built as an open plan estate and such a condition should be maintained. The letters from Planning had been sent to neighbours and not the whole estate and some people were not aware of the situation. The visual outlook had been compromised and this was important to all residents on the estate. He understood the Applicant had been prepared to plant shrubs in front of the fence but it would be difficult to do that because of the lack of space. The retention of the fence would set a precedent.

Councillor M Rudd – Ward Member

Councillor Rudd welcomed the opportunity to speak and she commented on the street scene and non-compliance with the open plan estate. The 1.8m fence had changed the street scene and with other fences on the estate, the open plan aspect would slowly be gone forever. Only plants in pots could improve the visual aspect and that would be dangerous because of lack of space. It was important to keep the open plan aspect of the estate for current and future residents.

Mr M Dixon - Agent

Mr Dixon thanked the Committee for giving him the opportunity to speak and he drew Members attention to the many examples of fencing on the estate which illustrated the changes taking place. There was no great impact and both County Highways and the Landscape Officer had no objection. It was unusual for a footpath to run through the curtilage of a property and planting around the fence would probably have a negligible impact on the site. Mr Dixon asked that the recommendations be supported because the officer's opinion was that the proposed retention of the fencing was not considered to be detrimental to highway safety or the future health of the adjacent protected tree. The level of impact on the appearance of the area was not considered to be significant and the development was considered to broadly comply with the requirements of the Council's design policies.

Questions

Members asked questions relating to:

- At what height a fence needed planning permission.
- Deterioration of fencing as it aged.
- The open plan estate.
- Setting a precedent enabling anyone to erect a fence.

The Area Planning and Enforcement Officer advised that fencing could be erected up to 1m in height; anything higher would need planning permission. However, planting of any height did not need planning permission. He confirmed that adjacent to a highway usually referred to no more than 1m. In fact, there was very little differentiation between next to, adjacent to and close to.

The Principal Planning Officer advised that the original application for this development was for an open plan estate. To stop fencing being erected, it would have been necessary to remove permitted development rights at the time approval was granted. A condition such as that had not been imposed, so any owner could erect a fence if they so wished.

As the majority of Members were of the opinion that there were no planning grounds for refusal, it was

RESOLVED

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with Drawing No. 1552-001 and application form details received 16th June 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.
3. Full details of soft landscaping works shall be submitted in writing by the Local Planning Authority within 1 month of the date of this approval. These works shall be carried out as approved. For the avoidance of doubt these details shall include planting plan; written specifications (including cultivation and other operations associated with plant establishment); schedule of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

NOTE: Councillor M Rudd left the meeting at 7.35pm.

10 DC/15/2346/FUL – 7 GUNTON CHURCH LANE, LOWESTOFT

The Area Planning and Enforcement Officer presented the application which was for the removal of the existing flat roof porch and the construction of a lounge extension and new front porch. The application was before Committee as the Applicant was related to a Councillor.

Members viewed photographs and plans of the site and its surrounds, as presented at the meeting.

The Area Planning and Enforcement Officer gave details of the 1970s design of the property and plot, which was located on the corner of Gunton Church Lane and Yarmouth Road. The addition of the extension would update the appearance of the property and improve the quality of the façade. The level of the projection matched that of the existing porch. Whilst the proposal, if approved, would alter the symmetric appearance of the pair of semi-detached dwellings, it was considered not to be a sufficient reason for refusal. No neighbour would suffer material harm from the proposal by way of loss of light, outlook or privacy and the proposal was, therefore, considered to be acceptable in terms of design and neighbour amenity. There had been one objection from the adjacent neighbour but, although there was sympathy with the personal circumstances of that neighbour, the possible impact of the construction works was not a material consideration.

Mr Chapman - Objector

Mr Chapman drew attention to paragraph 6.6 in the report and expressed his concern that the circumstances had not been fully checked. The adjoining neighbour was 90 years of age and had suffered a heart attack, surgery and was under serious medication. He should not be exposed to stress and noise and both were a risk to his health. Mr Chapman stated that health and well being was a material consideration and the Council had a duty of care to, and safety of, a person. The emotional and physical stress had not been addressed and the

neighbour was not in fit health to be exposed to the proposal. In time, circumstances would change. It would be more appropriate for an extension to be put on the side of the property.

Mr G Eccles - Applicant

Mr Eccles appreciated the opportunity to explain that the application proposed the renewal of a flat roof porch and extension to lounge and porch. It had been designed to improve the appearance of the property and provide resistance to the ingress of water. It would also improve insulation and appearance, and the proposed roof tiles would also reduce the carbon footprint. If granted, he confirmed the building works would be undertaken professionally and with the minimum of disruption.

Debate

Although sympathetic to the needs of neighbours, Members recognised the fact that a neighbour's health was not a material planning consideration and approval was proposed.

The Head of Planning and Coastal Management explained that the extension would be subject to Building Regulations and all aspects would therefore be monitored.

There being no further discussion, it was

RESOLVED

That permission be granted subject to the following conditions.

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with Drawing No. 1537-001 and application form details received 9th June 2015 and the revised external materials detailed within the email received 16th July 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.

11 EXEMPT/CONFIDENTIAL ITEM

RESOLVED

That under Section 100(A) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 1 and 2 of Schedule 12A of the Act.

12 ENFORCEMENT OF HOLIDAY OCCUPANCY CONDITIONS AT KESSINGLAND

The Principal Planning Officer presented a report which provided the Committee with an update of the issues relating primarily to two sites in Kessingland, Kessingland Cottages and Seaview Holiday Estate.

The cases listed in the Enforcement Report had prompted Members to request a report and this was a follow up report particularly for the new Members of the Committee. The Principal Planning Officer outlined the history of the sites and various conditions that were now in place, including the issues relating to the properties being used as a main residence.

The Head of Planning and Coastal Management explained the importance of bone fida holiday accommodation which was important for bringing in spending in the local community. Consideration would need to be given to the conditions imposed on any new consents.

RESOLVED

That the report relating to Enforcement of Holliday Occupancy Conditions at Kessingland be received and noted.

The meeting concluded at 7.59p.m.

Chairman