

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft
on **Tuesday, 13 December 2016** at **6.00pm**

Members Present:

P Ashdown (Chairman), S Allen, N Brooks, J Ceresa, G Elliott, J Ford, I Graham, J Groom, T Mortimer, J Murray, M Pitchers and C Rivett.

Officers Present:

C Green (Area Planning and Enforcement Officer), M van de Pieterman (Area Planning and Enforcement Officer), P Rowson (Planning Development Manager), H Smith (Development Management Team Leader) and N Wotton (Democratic Services Manager).

In Attendance:

Ward Councillors G Catchpole, K Patience, M Rudd.

The Chairman asked all those present to stand for a minute's silence as a mark of respect for Lord Prior who had recently passed away. Lord Prior had been the Member of Parliament for Waveney for a number of years.

1 APOLOGIES / SUBSTITUTES

Apologies for absence were received from Councillors Cackett, M Cherry and N Webb.

Councillor Murray attended the meeting as a Substitute for Councillor M Cherry.

Councillor Rivett attended the meeting as a Substitute for Councillor Cackett.

The Chairman of the Planning Committee took the opportunity to advise Members that due to unforeseen circumstances and the timescales for publishing Agenda papers for the meeting, it had not been possible to include the Minutes of the previous meetings with this Agenda. Therefore, there would be 3 sets of minutes to confirm as a correct record, at the meeting to be held on 17 January 2017.

Members were also advised that with regard to the Reports for Appeals, Chief Officer Decisions and Enforcement Action, the scheduled information run for these items could not take place until after the last day of the month. The reports for these items had not been included in this month only because of the timescale for printing and publishing papers.

2 DECLARATIONS OF INTEREST

Councillor S Allen declared a Local Non Pecuniary Interest in Item 7, DC/16/4017/FUL Garage Bloc Adjacent to 38/44 Clerks Piece, Beccles, as being the Cabinet Member with responsibility for Housing.

Councillor I Graham declared a Local Non Pecuniary Interest in Items 4 and 5, DC/16/3844/OUT and DC/16/3845/VOC Coal Stacking Ground, Denmark Road, Lowestoft, as he was an employee of Network Rail.

3 DECLARATIONS OF LOBBYING

Councillor S Allen declared that she had received communications in relation to Item 8 – DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

Councillor P Ashdown declared that he had received communications in relation to Item 8 – DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

Councillor N Brooks declared that he had received communications in relation to Item 7 – DC/16/4017/FUL – Garage Block Adjacent to 38-44 Clerks Piece, Beccles and Item 8 – DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

Councillor J Ceresa declared that she had received communications in relation to Item 8 – DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

Councillor J Ford declared that she had received communications in relation to Item 8 – DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

Councillor I Graham declared that he had received communications in relation to Items 4 and 5, DC/16/3844/OUT and DC/16/3845/VOC Coal Stacking Ground, Denmark Road, Lowestoft and DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

Councillor T Mortimer declared that she had received communications in relation to Item 8 – DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

Councillor M Pitchers declared that she had received communications in relation to Item 8 – DC/16/4457/FUL – 9 Garden Lane, Worlingham, Beccles.

4 CHANGE IN THE ORDER OF BUSINESS

The Chairman advised the Committee, that there would be a change in the order of business to allow Item 6 – DC/16/2550/FUL – Waterside Park, The Street, Corton, to be considered as the first item of business, due to the large number of public in attendance for this application.

5 DC/16/2550/FUL - WATERSIDE PARK, THE STREET, CORTON

The Development Management Team Leader presented the application which proposed a first floor extension of existing mixed use single storey building, to provide 10 hotel bedrooms at the first floor, with ground floor entrance area and retention of existing ground floor uses and extension of existing reception building and associated works. This application was a resubmission following the withdrawal of planning application DC/15/2564/FUL.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including an extension to the front elevation of the existing reception building to provide additional office and reception facilities. It was noted that the existing car parking facilities to the rear of the frontage building were to be reconfigured to provide additional spaces. The extension of the existing frontage building would provide 10 en-suite bedrooms

at the first floor and French doors with Juliet balconies were proposed to the eastern elevation and additional roof lights were proposed for the western elevation, which would help to reduce overlooking.

Members were advised that there were no significant adverse impacts resulting from the proposed development that would demonstrably outweigh its economic and tourism benefits and the proposal accorded with Policy CS13.

It was reported that the application site was within the Coastal Management area, which was at risk of coastal erosion. Therefore it was proposed that an additional condition regarding the Sustainable Urban Drainage System (SUDS) be included in order to help mitigate further erosion in the area.

Members were advised that there had been a significant number of objections received regarding this application and a further 9 had been received since the meeting papers had been published. It was noted that there was the potential for some disruption during the construction phase of the development, therefore it was suggested that a further condition be added, which would require the applicant to submit and obtain officers written agreement to a Construction Method Statement, before any development commenced on the site.

Mr Key – On behalf of Corton Parish Council

Mr Key reported that any developments needed to be for the benefit of all the stakeholders and this proposal would not benefit the village at all. There would be a significant negative impact upon the village, causing problems with drainage and sewerage, over development and large walls blocking out light and the view. The 2 businesses which currently operated on the site would be lost in due course, which would lead to the village becoming soulless and lacking amenities. The prospects for the future were not looking good. The car park had already been expanded and therefore further expansion was therefore unnecessary. The development would make the village become like a dormitory or hostel, with visitors only staying for a short period of time. Other tourist facilities in the area had also increased their capacity in recent years and there were insufficient tourists to go round to make the development economically viable. There would also be an increase in traffic, which would be likely to travel in excess of the 20 miles per hour speed limit.

Ward Councillor M Rudd

Councillor Rudd stated that most local people were concerned by paragraph 1.7 in the report, which stated that the applicant had been unable to demonstrate to officers satisfaction that the existing ground floor retail facilities would be made unviable in the foreseeable future. It was noted that the applicant wished to remove the retail facilities, however the shop and hairdressers were a vital asset for the local community. Local residents were concerned that the applicant would increase the rent for the retail facilities to such an extent that it was no longer viable for the tenants run their businesses, then a change of use application would be submitted.

Over 150 objections had been received in respect of this application and the local residents were extremely concerned. There was very little public transport in the area and the shop and hairdressers were a lifeline to many elderly people. The proposed development was

not wanted or needed by the local community and the areas infrastructure would not be able to cope with a significant influx of visitors. The proposed application was an overdevelopment of the site.

Mr Butcher – Objector

Mr Butcher reported that Corton had a population of 1100 people, 40% of whom were retired and many did not have their own transport. The local shop and hairdressers were a lifeline to those people and were at the heart of the local community. The proposal would lead to the area having a transient population, which brought problems of its own. The area was not currently very popular with tourists, therefore additional rooms were not required. Mr Butcher also raised concerns about the tone of the officers report, as it seemed predisposed to grant permission. The proposed development was not needed and would cause significant harm to the local community.

Mrs M Shelley - Agent

Mrs Shelley reported that due to the number of objections received, the application had been amended to retain the retail units on the ground floor. Members were advised that the applicant currently subsidised the retail units significantly and that the businesses were not viable without this subsidy. However, the applicant was not able to continue subsidising the units indefinitely, and the applicant also paid for their business and water rates. The units were currently in receipt of a holdover arrangement. If the rents were increased to mirror those paid by similar businesses in the area on the open market, it would be clear just how subsidised the rents were.

With regards to the changes to the car park and the possible increase in the amount of traffic travelling to the site, it was confirmed that the Highways Agency had not raised any concerns. The application was in accordance with the current policies of the Council and the proposed conditions were acceptable, therefore the application had been recommended for approval.

Questions

Regarding the rent for the two units, the agent clarified that the rents were significantly subsidised by the applicant and were below the current market value. If the applicant was to seek a change of use to the existing ground floor retail space then they would need to undertake a market exercise to see if any other businesses would be willing and able to take on the leases for the units at the proposed increased rent and whether those businesses would be viable and sustainable in the longer term. Members were reassured that there were set processes and procedures to follow in both within and outside the planning system. If the developer was minded to raise rents or apply for a change of use in the future. Substantial evidence would be required to demonstrate that the retail units were no longer viable, if an application for change of use was to be justified and the tenants were also protected under a variety of legislation to ensure that they were treated fairly.

A Member queried the objection raised regarding having a transient population staying at the premises and it was noted that most holiday makers would stay for 1 or 2 nights only, as the development was not suitable for longer stays. Members were advised that many

chalets in the area were owned by local families and rented out for holiday makers only. Strict lease conditions would be in place to ensure that only short stays were allowed and to make sure that nobody was using their chalet as their main residence.

A Member queried the special drainage system for the local area which had been installed as part of the Pathfinder Scheme. Members were advised that the proposed development, would not be able to use that particular drainage system and they would need to implement a new system instead.

With regard to the cliffs, a Member queried how far they were away from the application site. It was noted that it was predicted that the application site had until the year 2025 before cliff erosion became an issue for the site, if the existing defences were to be removed, which the applicant was aware of.

Debate

Members discussed the application site and noted that the proposed development would improve the overall appearance of the facility and that there were no reasons to reject the application. The issue regarding the retail units would be dealt with in the appropriate manner, under the relevant policies, procedures and legislation in due course. It was therefore

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 be carried out in accordance with approved drawing reference: Location Plan 01 B and Proposed Site Plan 21B received 21 October 2016, Proposed Elevations 23B and Proposed Floor Plan 22B; received 23 November 2016 and 3100/05 received 21 June 2016 for which permission is hereby granted.
3. 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 submitted to and agreed in writing with the Local Planning Authority and where remediation is necessary a remediation scheme must be prepared which shall also be submitted to and approved in writing with 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.

4. A minimum of 4 no. cycle spaces shall be provided in the position shown on Proposed Site Plan 21B prior to the approved development being brought into use.

5. Prior to the occupation of the approved hotel accommodation the car parking area shown on Proposed Site Plan 21 B hereby approved shall first be provided.
6. Unless otherwise stated on the approved drawings, the external materials to be used in the approved extensions shall match as closely as possible in type, colour and texture those on the existing buildings.
7. The development hereby approved shall not commence until a surface water drainage strategy for the approved development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall not increase the risk of groundwater-based cliff slips nor involve the provision of a direct connection to the cliff soil drainage system installed at the site under the Pathfinder project. The car parking area and reception building extension shall thereafter be constructed in accordance with the approved drainage scheme.
8. Prior installation of any mechanical plant or extraction units on the approved extensions a written report must be submitted to, and approved by, the Local Planning Authority which must:
 - identify all mechanical services noise sources associated with the development, including (but not limited to): heating plant, air conditioning and mechanical ventilation;
 - detail the type and models of the proposed mechanical equipment / plant, installation locations, and predicted acoustic performance; and
 - assess the predicted noise emissions from the identified equipment / plant in accordance with BS4142 (or a methodology agreed by the Local Planning Authority) and demonstrate, with detailed proposals for noise control and mitigation measures if necessary, that noise emissions will not have an adverse impact on existing dwellings.
9. Prior to commencement of development, a Construction Method Statement for the approved development shall first be provided to and agreed in writing with the Local Planning Authority. The Method Statement shall include:
 - the times of the day when construction activity will and will not take place.
 - locations within the holiday park for the parking of construction vehicles.
 - measures to discourage construction workers from parking on the public highway or within the village of Corton, including providing dedicated parking areas within the Holiday Park.
 - areas within the Holiday Park for storing construction materials.
 - measures to secure the construction site outside of construction hours.
 - measures to prevent dust and dirt from encroaching onto the public highway.

Construction activity shall be carried out in accordance with the approved Method Statement.

6 DC/16/3844/OUT – COAL STACKING GROUND, DENMARK ROAD, LOWESTOFT

The Principal Planning Officer presented the application which was an outline application for the construction of 651sqm Class A1 retail warehouse floorspace, 279sqm A1/A3/A5

floorspace and 338sqm Class A3/A5 'drive-thru' fast food restaurant. Members noted that a previous application in 2013 for a retail warehouse had been allowed on appeal. In 2015, an amended application was submitted regarding the proposed layout. Members were advised that the land was allocated in the Area Action Plan (AAP) under Policy SSP9 for employment uses.

Members were shown an aerial view, photographs and location plans of the site and its surrounds. Members were informed that the application presented was acceptable and would not impact on the viability of the town centre. A sequential test had been applied and no other site in closer proximity to the town centre was as appropriate for this development or was currently available. With regard to the Battery Green car park site, Members were advised that although permission had been granted for the demolition and redevelopment of the site, the site was not currently available and could not therefore be considered as an alternative site at this time.

The Principal Planning Officer advised that the application site was a potential landing site for the third crossing over Lake Lothing in Lowestoft. However, Members were reassured that no planning applications had been submitted in this respect and advice had been sought from Counsel, who had advised that should outline permission for retail warehousing and a drive thru be granted, there would be no liability for Waveney District Council in the future. It was noted that Suffolk County Council were the authority with responsibility for the third crossing.

Members were informed that the Environment Agency had submitted a further condition and the application was recommended for approval.

Ward Councillor K Patience

Councillor Patience stated that he was extremely concerned about the entrance and exit for the site, which was onto a very small roundabout. That area was extremely busy already and there had been a number of accidents at that spot, therefore having additional traffic, including large lorries, would only exacerbate the problem. Concerns were also raised that the area was prone to flooding and additional measures had been required by the other businesses nearby, including Lidl and Wickes, in order to mitigate against this. The temporary flood barrier, if it was used, would not help this area and this could lead to further flooding in this area in the future. The roundabout was already prone to flooding and this could be made worse.

Members were also advised that the area was already prone to antisocial behaviour particularly at night, therefore additional measures would be required in this respect to protect any developments on the site and local residents.

Mr M Sobic - Agent

Mr Sobic reported that the existing permission for retail had been granted by the Secretary of State and that the overall floor space of the proposed development was unchanged. The revised application was for a minor change to the layout only. The smaller units on site would be used for a café or restaurant style business and would have their frontage along the river front. All of the technical consultees had been supportive of the proposed application.

With regard to possible antisocial behaviour, it was proposed that an additional condition could be added to install further CCTV. The Highways Agency had not raised significant concerns and the development would only generate a modest increase in vehicle movements to and from the site, however a traffic management plan could be initiated if required.

Members were reassured that the Council was not liable should the site be required for the third crossing in due course and the land could be sought via a Compulsory Purchase Order or other legislation as appropriate, therefore the future of the third crossing was not put in jeopardy by this application.

Questions

A Member queried whether the current application would have any impact upon the overall value of the site, in future. It was reported that there would need to be negotiations regarding the potential value of the site, however there would not be a significant impact as a result of the current application under consideration.

With regard to the opening hours of the drive thru restaurant, a Member queried whether it would be possible to restrict the opening hours in order to minimise the disruption for local residents. It was confirmed that the opening times could be discussed, however information would need to be submitted by the applicant to the Environmental Health Team, so that they would be able to assess the potential impact and mitigate for this, as appropriate. There continued some discussion in this respect and it was suggested that operating hours of 7am – 11pm may be appropriate and an informative could be added in this respect.

In response to a query from a Member, it was confirmed that bulky goods retailers had expressed an interest in the site and a more detailed application was due to be submitted in January 2017. If that was approved it was anticipated that work would commence on the site in May or June 2017. Clarification was provided that the term bulky goods included furniture, furnishings and large electrical items such as fridges and freezers.

In respect of the flooding issues, it was noted that the proposed development would not impact upon the work at Station Square in Lowestoft. It was anticipated that the land level of the application site would need to be raised and there would need to be a permeable surface to allow for increased drainage. There would also be special measures to allow water to run off the site and reduce flooding further. Reassurance was provided that the Highways Agency had no concerns about the development and the flood water drainage pipe which was thought to run beneath the application site would not be affected.

A Member queried whether the small retail units on the site, which may be used for a café or restaurant, would be require to operate the same opening hours as the drive thru restaurant, and it was confirmed that they would.

A Member raised concerns that there could be potential archaeological artefacts beneath the application site, which had not been considered and which should be retained for posterity wherever possible. Members were advised that the Suffolk County Council

Archaeological Service had not raised any concerns in this respect and felt that the potential for artefacts to be found on the site was low.

A Member sought clarification regarding future liability for approving the planning application, should the site be required for the third crossing in the future. Members were reassured that Counsel had advised that there would be no liability for the Council. However Members were concerned that all Councils were funded by the tax payer and ultimately any legal problems with the site or compulsory purchase orders would have to be funded by the tax payer. The Member was also concerned that the application was contrary to policy DM3, which required the development to be sustainable, which was a concern should the development need to be demolished to make way for the third crossing in the future. Members were advised that they could only make a decision on the evidence presented to them at this meeting and it was not possible to predict what may happen in the future. The application as presented was robust and the advice from Counsel was that there was no concern regarding future liability for the Council.

The Planning and Development Manager provided a summary of the application under consideration. Although there were some concerns regarding an increase in traffic and noise in the area, these could be ameliorated with some careful conditions in order to minimise the impact on the surrounding area. The amenity of local residents would be preserved by the work undertaken by the Environmental Health team with regard to noise and odours. The future of the third crossing was not relevant to the consideration of this application and the applicant had agreed to an additional condition to try and reduce antisocial behaviour at the site late at night. Members noted that the applicant would be able appeal against the Council for non-determination, if a decision was not taken by the Committee this evening.

Debate

Members considered the application and noted that there were no significant grounds for refusal and accepted that there should be two additional conditions regarding restricting the opening hours and installing CCTV to prevent antisocial behaviour. It was therefore

RESOLVED

That permission be granted subject to the following conditions:

1. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then
 - b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.
2. Details relating to the layout, scale, appearance, access and landscaping of the site (the "reserved matters"), shall be submitted to and approved by the Local Planning Authority before any development is commenced and the development shall be carried out as approved.

3. The development hereby permitted shall be carried out in accordance Drwg. Nos. 8449-P09C and 8449-P12E received 14 November 2016 and in compliance with any conditions imposed by the Local Planning Authority.
4. The retail floorspace in Unit 9 shown on Drwg. No. 8449-P12E shall not be used for any purpose other than for the sale of the following bulky goods: DIY and improvement products for the home; garden products; furniture and carpets and floor coverings. Ancillary goods and services shall not occupy more than 10% of the internal floorspace in the unit.
5. Units 6, 7 and 8 shown on Drwg. No. 8449-P12E shall be used for Class A1, A3 and A5 purposes. The Class A1 element permitted shall only be for the sale of cold food for consumption off the premises. No other Class A1 use permitted under the Town and Country (Use Classes) Order 1987 (as amended) is permitted.
6. No part of the development shall be commenced until details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place. Thereafter the access shall be retained in its approved form.
7. No part of the development shall be commenced until details of a cycleway/footway is provided from the development to connect the existing footway on the south side of Denmark Road have been submitted to and approved in writing by the Local Planning Authority. The approved footway shall be laid out and constructed in its entirety prior to occupation of the properties. Thereafter the access shall be retained in its approved form.
Comments: A footway should be a minimum width of 1.8m.
8. Before the development is commenced details of the areas to be provided for disabled car parking provision and secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
9. Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.
10. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

11. Development shall not begin until a scheme for the provision of fire hydrants within the site has been submitted to and approved in writing by the local planning authority. The fire hydrants shall be installed in accordance with the approved details before the development is first brought into use.
12. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 13 to 16 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 16 has been complied with in relation to that contamination.
13. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
14. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
15. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

16. 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 in accordance with the requirements of condition 13, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 14, 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 in accordance with condition 15.

17. Before the development hereby permitted commences a scheme shall be agreed with the local planning authority which identifies all potential noise sources (especially any fixed plant source as coolers, heaters, extractors, air conditioning etc.), details their predicted acoustic performance and specifies the provisions to be made for the control of noise emanating from the site. Any and all approved noise mitigation measures must be implemented prior to any occupation or use of the approved development.

18. Before the development hereby permitted commences a scheme shall be agreed with the local planning authority which identifies all potential sources of odour, predicts and assesses odour emissions and specifies the provisions to be made for the control of odours emanating from the site. Any and all approved odour mitigation measures must be implemented prior to any occupation or use of the approved development.

19. Concurrent with the first reserved matters application a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change

rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;

f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

g. Details of who will maintain each element of the surface water system for the life.

The scheme shall be fully implemented as approved.

20. Concurrent with the first reserved matters application details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.
21. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
22. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.
23. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
24. Prior to the occupation of the building hereby approved, details of a flood management plan (including as a minimum: flood warning provision, evacuation procedure, emergency plan, and management of un-secured objects) shall be submitted to, and approved in writing by, the Local Planning Authority.
25. Finished floor levels shall be set not lower than 300mm above the 0.5% annual probability with climate change flood level unless otherwise agreed in writing by the local planning authority.
26. Prior to the commencement of development, details of flood proofing measures including flood resistant and flood resilient techniques to be used shall be submitted to, and approved in writing by, the Local Planning Authority.

27. No drainage systems for the 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.
28. Prior to the first operation of the 'drive-thru' restaurant the hours of operation and delivery hours shall be agreed in writing by the local planning authority. The use and deliveries shall only take place between the agreed hours.
29. Prior to the first operation of the 'drive-thru' restaurant a management plan for the site, to include the provision of CCTV cameras, shall be submitted to and approved in writing by the local planning authority. The management plan shall be implemented in accordance with the agreed details.

7 DC/16/3845/VOC – COAL STACKING GROUND, DENMARK ROAD, LOWESTOFT

The Principal Planning Officer presented the application which proposed a variation of Condition 4 of DC/15/3089/VOC (Approved Plans) retain warehouse development and associated car parking and access arrangements – amendment of configuration. It was noted that the application would reduce floor space on the western side of the application site and had moved the floor space to the previous application site which had just been considered.

Members were shown an aerial view, photographs and location plans of the site and its surrounds. It was noted that there were no grounds for refusal and that the application was recommended for approval.

Ward Councillor K Patience

Councillor Patience advised that he was still concerned about the entrance and exit to the site, which would be on the very small roundabout. It was already a tight space and the area often got congested with current levels of traffic. It was suggested that the road layout ought to be amended to improve traffic flow and visibility. Local residents were concerned that there would be problems if additional lorries carrying large loads were trying to enter and exit this site.

Councillor Patience queried whether it would be possible to restrict the hours that lorries could deliver to the site, so that they could not deliver before 6.00am or later than 11.00pm in order to reduce the disturbance to local residents.

Mr M Sobic - Agent

Mr Sobic reported that it would be possible to have an additional condition to restrict deliveries to the site. It was customary for deliveries to arrive one hour before the business was operating, therefore 6.00am to 11.00pm would be acceptable to the applicant.

Questions

A Member queried whether the development would continue to provide bulky goods and it was confirmed that this was correct. This would include furniture, furnishings and large electrical items.

With regard to disabled parking, there would be 6 disabled parking spaces on this site. There would be considerably more on the site previously discussed.

RESOLVED

That permission be granted subject to the following conditions:

1. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
2. Details of the appearance, landscaping and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
3. Application for approval of the reserved matters shall be made to the local planning authority not later than 22 July 2017.
4. The development hereby permitted shall be carried out in accordance Drwg. Nos. 8449-P09C and 8449-P11D received 14 November 2016 and in compliance with any conditions imposed by the Local Planning Authority.
5. The retail floorspace hereby approved shall not be used for any purpose other than for the sale of the following bulky goods: DIY and improvement products for the home; garden products; furniture and carpets and floor coverings. Ancillary goods and services shall not occupy more than 10% of the internal floorspace in each retail unit used for retail sales.
6. No part of the development shall be commenced until details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place.
Thereafter the access shall be retained in its approved form.
7. No part of the development shall be commenced until details of a cycleway/footway is provided from the development to connect the existing footway on the south side of Denmark Road have been submitted to and approved in writing by the Local Planning Authority. The approved footway shall be laid out and constructed in its entirety prior to occupation of the properties.
Thereafter the access shall be retained in its approved form.
Comment: A footway should be a minimum width of 1.8m.
8. Before the development is commenced details of the areas to be provided for disabled car parking provision and secure cycle storage shall be submitted to and

approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

9. Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.
10. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
11. Development shall not begin until a scheme for the provision of fire hydrants within the site has been submitted to and approved in writing by the local planning authority. The fire hydrants shall be installed in accordance with the approved details before the development is first brought into use.
12. No development shall take place within the site until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
13. No building on the site shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme forming part of the written scheme of investigation approved under Condition 10 and provision made for analysis, publication and dissemination of results and archive deposition.
14. The development hereby permitted shall not be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development.
15. Before development begins an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in

accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme and a written report of the findings of the investigation and risk assessment is to be submitted to and approved in writing by the local planning authority. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination;
- ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

16. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and approved in writing, by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
17. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (sometimes referred to as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the local planning authority.
18. 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 in accordance with the requirements of Condition 15, and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of Condition 16, and submitted in writing to the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, and submitted in writing to the local planning authority in accordance with Condition 17.

19.

Additional condition - Restrict Delivery hours to 6.00am to 11.00pm and opening hours to 7.00am to 11.00pm.

The Area Planning and Enforcement Officer presented the application which proposed the demolition of three garage blocks, to be replaced with 11 car parking bays and the construction of two two-bedroomed semi-detached bungalows, associated works and five off street parking spaces. It was noted that the application had been deferred from the last Planning Committee meeting to allow a Members Site Visit to take place on 6 December 2016.

Members were advised that the garages were in a poor state of repair, were made of reinforced concrete and were very small in size, so many residents used them for storage or for their mobility scooters, rather than parking a car.

Members were shown an aerial view, photographs and location plans of the site and its surrounds. It was noted that unauthorised parking currently took place on the grass nearby and it was proposed that an additional condition be included for bollards to be erected there, to prevent this. The applicant had also suggested that a fence be erected to preserve the privacy of No 44 Clerks Piece, and to ensure they had no loss of amenity.

Ward Councillor G Catchpole

Councillor Catchpole reported that he had attended the site visit on 6 December 2016 and had spoken to some of the local residents afterwards. They were concerned about the loss of parking spaces overall and the loss of the garages which provided much needed storage for the modest sized homes in the surrounding area. There were a number of problems with the garage area, including antisocial behaviour and the proposals would do nothing to assist with those issues. Local residents felt so strongly about the situation, that they had submitted a petition with 41 signatures in opposition to the proposals. Beccles Town Council had also raised concerns that the remaining grassed areas in the vicinity needed to be protected with bollards to prevent vehicles parking there. It was felt that the overall loss of parking spaces would lead to inconsiderate parking in other roads nearby.

The application would also lead to problems of overlooking and loss of privacy and would significantly reduce the residents quality of life.

A Member queried whether Councillor Catchpole would be in favour of the establishment of a residents parking scheme in this area and it was felt that this may assist local residents wanting to park in this area, rather than people from further away. Beccles Town Council also agreed with this approach and they felt it was important to protect traffic flow in the other nearby roads, particularly during the rush hours or at the beginning or end of the school day.

Mr M Dixon - Agent

Mr Dixon thanked the Committee for allowing him the opportunity to speak and he felt that the recent site visit had been very constructive. The additional bollards on the grassed areas, as suggested would help to protect the traffic flow on a busy road and prevent the grassed area become muddy and churned up. The applicant would also accept the additional condition regarding screening and planting to the rear of 44 Clerks Piece, as suggested within the report.

The proposed development would be a significant improvement for the site, which was in a poor state of repair and the location of some antisocial behaviour.

Questions

A Member queried the predicted lifetime of the garages with a flat roof. It was noted that the garages had a mono-pitch, with a slope behind the parapet, which assisted with prolonging the life of the roof.

A Member commented that much of the parking in that area was not by the local residents of Clerks Piece and if parking was to become an issue in the future, the creation of a residents parking scheme would assist in reducing problems. Following further clarification, it was confirmed that the Housing Team would be responsible for initiating any such scheme in the future, if it was required.

A Member queried whether additional parking could be provided along the eastern side, as that could be designated for disabled parking spaces. It was reported that the eastern side was not included within this application and may be included within a further application in the future.

Debate

Members debated the application and noted the suggestion for additional security lighting, which would help to reduce antisocial behaviour.

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 amended plans 6895 SL01 revision F and PL01 revision B received 26th October 2016, 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. No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the occupation of the property. Thereafter the access shall be retained in its approved form.
4. Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its

entirety before the development is brought into use and shall be retained thereafter for no other purpose.

5. The use shall not commence until the area within the site shown on drawing number SL01 Rev D 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.
6. Prior to the commencement of development, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - (iii) human health,
 - (iv) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - (v) adjoining land,
 - (vi) groundwaters and surface waters,
 - (vii) ecological systems,
 - (viii) archaeological sites and ancient monuments;
 - (ix) an appraisal of remedial options, and proposal of the preferred option(s).
 - (x) This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
7. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
8. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- (i) 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 in accordance with the requirements of condition 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, 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 in accordance with condition 8.
9. Before commencement of the works, further details of the external lighting shall be submitted in writing to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full and retained for the lifetime of the permission.
10. No development shall take place until a scheme for the provision of the proposed affordable housing has been submitted to and approved by the District Planning Authority. The affordable housing shall be provided entirely in accordance with the approved scheme. Amongst others the scheme shall include the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of prospective and successive occupiers for the affordable housing, and the means by which such occupancy shall be enforced.
11. Before commencement of the works, further details of the boundary treatment to the parking area behind the small landscaped communal area to the west of 44 Clerks Piece shall be submitted in writing to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full and retained for the lifetime of the permission.
12. Development shall not be commenced until a written and drawn scheme for the provision of bollards on grassed open land within the development fronting the access road in front of the green area to the west of Clerks Piece and north of Ellough Road has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved layout and ready for use prior to occupation of the two dwellings hereby permitted.

9 DC/16/4457/FUL – 9 GARDEN LANE, WORLINGHAM, BECCLES

The Area Planning and Enforcement Officer presented the application which proposed the construction of two detached bungalows and the demolition of an existing bungalow. Members noted that a Tree Preservation Order (TPO) was in place on a Sweet Chestnut tree on the site, which was considered to be threatened by the development.

Members were informed that the application site was extraordinary, in that number 7 Garden Lane adjacent was around 2 metres lower than the site and the highway to the western front was also similarly 2 metres lower. This necessitated the existing steep drive with forward placed corrugated iron garage, set 750mm approximately lower than the

bungalow and which necessitated a ramp to the front door, complete with handrails to assist the elderly occupiers. The existing bungalow on the site was built during the Second World War era, of a construction which was now regarded as poorly performing in environmental terms.

The proposal was to demolish the existing bungalow and garage and to construct a driveway at right angles to the highway on the north boundary up to and through where the tree was located and to construct two bungalows in tandem configuration at right angles to Garden Lane.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the location of the tree. It was noted that the tree was a high quality specimen and it was felt that the works to construct the driveway would cause irreparable damage to the tree's roots and therefore the application was recommended for refusal.

Mr Corbett – Neighbour at 7 Garden Lane

Mr Corbett stated that the tree was 1 metre from his boundary wall and 10 metres from this property. The tree's roots had caused some problems to his dwelling, in particular damp in the outer wall. The soakaway at this property had recently had to be cleared at a personal cost of £5,000, caused by debris and the roots from the tree. The soakaway had become blocked again in a very short period of time and if it was not cleared again, it could cause further problems with flooding.

In the past few months, a very large branch had fallen from the tree into Mr Corbett's garden. This had been a cause for concern as his 9 grandchildren often used to play outside but were now too fearful of further branches falling off, to do so any more. There was also a four foot high wall between the two properties and it was felt that a higher wall would be detrimental and reduce the amount of light going into Mr Corbett's property.

Mr Stone – the Applicant

Mr Stone reported that the plans had been carefully designed to make the most of the difficult site. The bungalow on the site had been built in 1929 and needed to be rebuilt. It was now in a dilapidated state, with large cracks appearing in the outer walls. The site was elevated and so care was needed in designing the drive way, however he felt that would not be a problem.

The site was in a sought after location, amongst good quality housing throughout the Lane. A well engineered driveway solution would mean that there would be no damage to the tree and it could remain in place for many years to come. It was Mr Stone's intention to put planting along the front of the property to provide screening and privacy from the road. He was able to start work immediately, if the application was approved and was working on another site nearby.

Questions

Members asked if a detailed scheme for the driveway was currently available, to see whether or not the tree roots would be adversely affected by the development. It was

noted that Mr Stone had some ideas on how to put in a driveway but no detailed or engineered plans were currently available.

A Member queried who was currently responsible for the care and maintenance of the tree. It was reported that the tree was in the curtilage of the property, therefore it was the owner of the application site who was responsible for the tree.

Debate

Members discussed the application and it was

RESOLVED

That the application be deferred to allow for a survey and detailed drawings of the proposed driveway, to prove conclusively that any development on the site would not have a negative impact upon the tree, which was subject to a Tree Preservation Order.

10 DC/16/4494/FUL - 8 THE STREET, WISSETT

The Area Planning and Enforcement Officer presented the application which proposed a change of use to a caravan park for three static caravans for tourist use, with associated parking and services, on land to the rear of The Plough Public House.

Members were shown an aerial view, photographs and location plans of the site and its surrounds. It was noted that the application site had a long, thin garden and the caravans would be located at the very end of the garden, on terraces, below the fence line. It was proposed that there would be a modest shop to the rear and there would be improvements to the entrance, which was currently in a poor state of repair. The caravans and shop would help to support the public house, which had been closed for some time and would help to promote tourism in the area, in particular the local fishing lakes.

The site was located in a conservation area and there had been a number of objections received in this respect and there had been a number of late responses to the application. The applicant had suggested that a leylandii hedge would be planted to help provide screening and privacy and the applicant had agreed to change the hedge to a native species, to improve the ecology of the local area and to soften the view.

It was reported that the application would not have a significant impact upon the conservation area and the proposed native species hedging would improve the ecology. The drainage on the site would also be improved. It was confirmed that there was no record of surface water flooding on the site. Some of the objections received had been in relation to light pollution and it was noted that suggested conditions had been included within the report to mitigate this. It was reported that the planning permission, if granted, would be on a temporary basis only, for a maximum of 5 years. The application was therefore recommended for approval.

Questions

A Member queried if it would be possible to have a condition which would only allow the caravans to be operated when the pub was open. It was reported that this would be hard to

monitor and enforce in terms of reasonableness. Members were reminded that if the business was not sustainable in the long term, it would close.

A Member commented that if the pub was open for 48 weeks per year, then the caravan operations should only be open at the same time. It was reported that the Council was unable to tell the business when to open and that the caravans were designed to help support the pub, Members were reminded that permission for the caravans was only suggested on a temporary basis and would be used to support the pub, they would not be able to be sold off separately.

Debate

Members commented that they were supportive of the proposals, which would support the public house and encourage much needed tourism to the area. It was therefore

RESOLVED

That permission be granted for a temporary period of five years, subject to additional conditions relating to the level of the caravans not to exceed the wall and the hedging to be native species and the following conditions:

1. The development hereby permitted shall be for a maximum period of FIVE; years from the date of this permission, after which time the structure shall be removed to the satisfaction of the Local Planning Authority and the land reinstated to its former condition.
2. The approved holiday unit(s) shall be occupied solely as holiday accommodation and for no other purpose whatsoever including residential use. No unit shall be occupied for more than 28 consecutive days in any calendar year by the same person or persons. The owner shall maintain, and keep available for inspection at all reasonable times, an up-to-date register of lettings
3. Details of the colours and finishes of the caravans hereby permitted 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.
4. Details of any lighting shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. Development shall be carried out in accordance with the approved details.
5. The use shall not commence until the areas within the site shown on AWC / 15 / 583 - 103 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that areas shall be retained and used for no other purposes.
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, species, sizes and mix of hedging plants to be erected along the eastern boundary. The boundary

treatment shall be completed before the first occupation of the caravans. Development shall be carried out in accordance with the approved details. This shall apply notwithstanding the details submitted

The meeting concluded at 8.40 pm.

Chairman

The Chairman advised that the Planning Team had recently won the Richard Edwards Trophy Award for the year and had come first and won the overall category as well. All those present passed on their congratulations for a well deserved award.

The Chairman thanked everyone for attending the last Planning Committee meeting for 2016 and wished everyone a Merry Christmas and a Happy New Year.