

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft
on **Tuesday, 11 October 2016 at 6.00pm**

Members Present:

P Ashdown (Chairman), A Cackett, J Ceresa, G Elliott J Ford, I Graham, J Groom, T Mortimer, M Pitchers, C Rivett, J Smith, K Springall and N Webb.

Officers Present:

C Green (Area Planning and Enforcement Officer), P Perkin (Principal Planning Officer), P Rowson (Planning Development Manager), H Smith (Senior Planning and Enforcement Officer), M van de Pieterman (Area Planning and Enforcement Officer) and S Carter (Democratic Services Officer).

In Attendance:

Councillor D Ritchie, Cabinet Member for Planning and Coastal Management

1 APOLOGIES / SUBSTITUTES

Apologies for absence were received from Councillor S Allen, N Brooks and M Cherry.

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

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

Councillor Springall attended the meeting as a Substitute for Councillor Brooks.

2 MINUTES

RESOLVED

That the Minutes of the meeting held on 13 September 2016 be confirmed as a correct record and signed by the Chairman.

3 DECLARATIONS OF INTEREST

No declarations of interest were made.

4 DECLARATIONS OF LOBBYING

No declarations of lobbying were made.

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 27 September 2016. There were currently six cases.

In response to a question regarding 318 London Road South, Lowestoft, the Senior Planning and Enforcement Officer explained that she was now in contact with the appointed solicitors. They had been advised that the premises would be inspected on Friday, 21 October 2016 and, depending on the outcome of that visit, legal proceedings would commence.

RESOLVED

That the report detailing the outstanding Enforcement Matters up to 27 September 2016 be received.

6 DC/16/3752/RG3 – FORMER COUNCIL OFFICES, MARINERS STREET, LOWESTOFT

The Principal Planning Officer presented the application which was for change of use from B1 office and ancillary car parking to allow the construction and operation of an A3 restaurant with ancillary A5 takeaway incorporating retention of part of Coopers building within boundary treatment. The site itself formed part of a larger area allocated under policy LOW3 in the Local Plan for mixed use development and the report and new application now before Members sought to address the reasons for refusal that were given by the Committee at its meeting on 24 August 2016.

The Principal Planning Officer explained that this application sought to retain the lower elevations of the non-designated heritage asset Coopers building facing the A12 and Compass Street. Significant changes and improvements to the materials included red brick to match the Town Hall and rendering to match the Coopers building. In addition, issues raised regarding parking provision had now been addressed with the inclusion of two pre-ordered spaces. A pre-ordered space was a waiting space if an order for collection was delayed and not ready when the customer arrived.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the current demolition, the Coopers' façade, and the views from Mariners Street, Compass Street and the A12. In addition, further slides showed the proposed interior layout and visualisations of the Burger King building and its elevations.

A response had now been received from the Victorian Society and was contained in the update report which has been circulated to Members. However, it was considered that significant changes had been made to overcome previous reasons for refusal. The restaurant sat quietly and unobtrusively on the site and was recommended for approval subject to appropriate conditions and changes to update the plan references in condition 2.

Questions

In response to Members' questions, the Principal Planning Officer confirmed that the pre-order parking spaces were included in, and not in addition to, the 20 spaces being proposed. The application did not include any form of delineation between the new building and the Town Hall. The entrance doors in the Coopers building facing the A12 would be retained and that doorway would not give access into the site.

Mr M Fitzsimmons, Valuer, WDC Asset Management - Applicant

Mr Fitzsimmons explained that the revised application sought to address the issues previously raised. The proposals included better materials and the finished building would mirror the brick on the Town Hall and rendering on the Coopers building. That had been agreed with Burger King and it should be noted that out of the 680 premises countrywide, this would be a unique building in the Conservation Area in Lowestoft. Mr Fitzsimmons further stressed that the reference to 'modular' did not represent anything other than permanent buildings; if it ever became necessary it would be possible to re-market the unit to other operators and/or stores.

The agreement with Burger King would be for a 20 year fully insuring and repairing lease and its brand would likely draw in other investment into the area. Controlling any disturbance that might be caused by delivery vehicles would be controlled by the lease, which specified three deliveries per week between the hours of 07:00 and 19:00. Healthy eating options on the menu were also under consideration. Finally, Burger King liked the site as it was considered to be in a very suitable area.

Questions to Applicant

Members asked specific questions relating to:

- The Coopers building doorways.
- Maintenance agreement.
- The area between the Burger King site and the Town Hall.
- Litter.
- Proposed planting of trees on the site.

Mr Fitzsimmons explained that the door and frame on the Coopers building facing the A12 would be refurbished and retained; the doorway facing Compass Street would be an open archway. The proposed maintenance agreement included the Coopers building. There was no partition between the Burger King premises and the rear of the Town Hall; the proposal would open up the vista and access. In the short term, and because the future use of the Town Hall was unknown, the area would be landscaped with gravel. Burger King would have responsibility for litter and they would be employing people in shifts to collect any litter. It was understood 4-5m high cypress trees would be planted on site. Members concerns had been listened to and had been addressed; the Coopers building as a heritage asset was being refurbished and the enhancement to the previously unseen lettering would create local interest.

Debate

Members were generally in agreement with the amended proposal and recognised the work that had been undertaken to use improved materials. Comment was made that it was modestly better. It was suggested that a balustrade divide could be installed between the site and the Town Hall but some Members felt that this could be detrimental to the Town Hall site. Concern was expressed over the protection of the stain glass window. The Planning Development Manager explained that a scheme for this could be put in place via a Grampian style condition; however, it was understood that the window was already protected with Perspex and any further improvements and protection would be part of the on-going Town Hall project.

There being no further discussion, it was

RESOLVED

That authority be granted to officers to grant permission, 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 Nos. 04 Rev P3, A3/201 and E01 Rev P2 received 9th September 2016; Drawing No. 06 Rev P2 received 20th September 2016 and Drawing No. 16/065/05 Rev H received 10th 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. Prior to the erection of the building details and samples of all external materials and finishes shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4. The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 15-12-24/03 Rev P3 and made available for use prior to any other part of the development taking place. Thereafter the access shall be retained in the specified form.
5. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 15-12-24/04 shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.
6. The use shall not commence until the area(s) within the site shown on Drawing No. 15-12-24-03 Rev P3 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
7. Following site clearance and demolition, but prior to development, the site will be inspected by a competent person (as defined by the NPPF) for the presence of contamination. Prior to the commencement of development the results of the inspection must be submitted in writing to, and approved by, the local planning authority.
8. In the event that contamination is found or suspected at any time when carrying out the approved development, including the inspection required under condition 7, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of the contamination 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.

Where remediation is necessary a detailed remediation scheme 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. The approved remediation scheme must be carried out in accordance with its terms. 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.

9. Full details of hard and soft landscaping for the site shall be submitted to and approved in writing by the local planning authority. The hard and soft landscaping scheme shall be implemented in accordance with the approved details prior to the building first becoming operational. Any trees or plants which, within a period of five years from 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 the Local Planning Authority gives written consent to any variation; all works shall be carried out in accordance with the relevant provisions of appropriate British Standards or other recognised Codes of Good Practice.
10. Within 12 months of the use hereby permitted ceasing the building shall be removed from the site and the land restored, in accordance with a Restoration Method

Statement to be submitted and approved in writing by the Local Planning Authority. The Restoration Method Statement shall be submitted within 6 months of the use ceasing.

11. Cumulative noise levels from all building services plant associated with the restaurant/take-away 1 should not exceed a value of 35dB L_{Aeq} at 10m from the nearest façade of Unit 1. The nearest receptors are the residential premises in Compass Street.
12. All building services plant shall only operate between the hours of 07.00 – 23.00 unless otherwise agreed in writing by the local planning authority.
13. Deliveries to the restaurant/take-away shall not occur between 19.00 – 0800 hours at any time, Monday to Saturday with no deliveries on Sundays or Bank Holidays.
14. Prior to the use hereby permitted becoming operational a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall be implemented entirely in accordance with the approved details throughout the operation of the building.
15. Noise levels from speaker systems associated with the restaurant/take-away shall not exceed a value of 30dB L_{Aeq} . 5 mins at 10m from the nearest façade of the restaurant/take-away.
16. Prior to the use hereby permitted becoming operational a detailed design specification of the kitchen exhaust system shall be submitted and approved in writing by the local planning authority. Only the approved specification shall be installed and shall be operated in accordance with the approved details.
17. Within 3 months of the commencement of the use hereby permitted a scheme for the illumination of principal features on the Town Hall shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months of the scheme being approved it shall be implemented in accordance with the approved details.
18. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The statement shall provide details of:
 - proposed hours of work
 - proposed piling methods
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding and acoustic screens
 - wheel washing facilities
 - measures to control the emission of dust and dirt during construction
 - a scheme for the recycling/disposing of waste resulting from construction works

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

19. The value of illumination, at ground level, must be no greater than 1 lux at the highway boundary.
20. No working below ground level shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work [has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation.
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
21. No buildings 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 20 and the provision made for analysis, publication and dissemination of results and archive deposition.
22. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before work on the retained walls of the Coopers building is begun. The work shall be carried out in accordance with such approved details:

Full materials specification, including the colour of the walls and treatment of the lettering;
all construction details;
all lighting details;
treatment of door and window openings; and
interpretation board details.

7 DC/16/2787/RG3 – FORMER COUNCIL OFFICES, MARINERS STREET, LOWESTOFT

The Principal Planning Officer presented the application which sought Illuminated Advertisement Consent for the provision of internally illuminated fascia and free standing signed and non-illuminated corner poster display panels for a proposed A3 restaurant with ancillary A5 takeaway.

The site was in a prominent and sensitive location being adjacent to the Grade II listed Town Hall and the North Lowestoft Conservation Area. The proposed 8m high pylon sign was considered to be inappropriate for the area and was recommended for refusal as it had not been formally withdrawn from the application.

Members were shown views and elevation plans showing the proposals. The Principal Planning Officer explained that the Burger King logo and text would be illuminated. Further signs within the site included menu boards, non-illuminated direction signs and height restrictions, full details of which were contained in the report. The corner wall could take advertisement but these would not be illuminated. This revised proposal reducing the number of illuminated signs was considered acceptable and appropriate for the proposed restaurant and ancillary take-away, subject to appropriate conditions controlling the level of brightness and the signage being switched off when the business was not operating.

Questions

In response to a question relating to the comments from the County Council's Lighting Engineers, the Principal Planning Officer confirmed that the illumination would be controlled by a condition.

Debate

Having agreed to the Burger King development (see Minute 6), the decision had effectively been made and there being no further discussion, it was

RESOLVED

REFUSAL

That the 8m high illuminated pylon sign be refused on the following grounds:

1. The 8m high pylon sign would by reason of its height, size and position, appear highly prominent and intrusive in the locality. It is considered that this advertisement would therefore have a detrimental impact on the amenity of the area and would be contrary to the aims of policy DM02 "Design Principles" of Development Management (Adopted January 2011) and policy CS02 "High Quality and Sustainable Design" of the Core Strategy (Adopted January 2009).

APPROVAL

That advertisement consent be granted subject to the following conditions:

1. This consent shall be for a period of five years.
2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with the email and revised Drawing Nos BD1422/16 - 200 Rev B and E-2429 - 1A received 12 August July 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. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
4. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign or so as otherwise to render hazardous the use of any highway.
6. Notwithstanding the submitted details, the maximum luminance from any of the signs hereby approved shall not exceed 600 candela/m² at any time.
7. The proposed lighting must not cause a glare problem to trunk road users and no lighting source (lamps) shall be directly visible, or visible by reflection, to trunk road users.
8. All illuminated signage associated with the building shall be switched off when the business is not operating.

8 DC/16/3355/RG3 – CAR PARK, MARINERS STREET, LOWESTOFT

The Principal Planning Officer presented the application which sought permission for an internally illuminated totem style sign at the end of Mariners Street, adjacent to the public footpath that ran alongside the A12. The application sought to replace the 8m high pylon sign (refused under Minute 7). The double sided sign would be 5.5m high and 2m wide and have space to contain three advertisements; one for Burger King, one for whatever might come forward for the Mariners Street car park site and the third could be used by a future occupant of the Town Hall.

The Committee noted that the brightness of the illumination, if approved, would be controlled by an appropriate condition. It was considered preferable to have one major sign for the site(s) and was therefore recommended for approval.

Questions

In response to a question on the plan of the site that had been presented, Mr Fitzsimmons confirmed that the plan actually related to the areas for demolition works and there would only be one unit at the rear of the Town Hall. Any future user of the Town Hall would have the option to develop the area between the two buildings.

There being no further debate, it was

RESOLVED

That permission be granted, subject to the following conditions:

1. This consent shall be for a period of five years.
2. All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
3. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign or so as otherwise to render hazardous the use of any highway.
5. The maximum luminance from the sign hereby approved shall not exceed 300 candela/m² at any time.
6. The proposed lighting must not cause a glare problem to trunk road users and no lighting source (lamps) shall be directly visible, or visible by reflection, to trunk road users.

9 DC/16/2861/FUL – WATERSIDE PARK, THE STREET, CORTON

The Senior Planning and Enforcement Officer presented the application which sought approval for the conversion of an existing first floor function space to provide 12 hotel bedrooms, the replacement of existing windows and external decorating to the building, and the provision of associated car parking spaces. The application had attracted a large amount of local interest and opposition and for that reason, the application was before the Committee.

The Senior Planning and Enforcement Officer advised that there was a second application relating to Waterside Park; it was not connected to this application or subject to consideration at this time.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including its context in The Street, the site entrance and views of the building on the site. The footprint would remain unchanged and the distance between the building and residential properties was substantial and would not cause any adverse affect on the residents' amenity.

The Senior Planning and Enforcement Officer advised that, although the application was outside the development limits, it was within an established tourism location. The elevation plans showed the proposed external alterations to the existing building including the provision of Juliette balconies. Any noise disturbance to future hotel residents from the retained ground floor restaurant and bar would be capable of being controlled through Building Regulations. As a result, and as noted in the update report, it was proposed that condition 7 be removed.

The Senior Planning and Enforcement Officer explained that Policy CS13 encouraged the redevelopment of existing tourism sites and new tourism accommodation should be situated in locations that offered good connectivity to other tourism destinations and amenities. The proposal was made in response to local demand for an alternative form of tourism accommodation and was considered appropriate in principle. County Highways had no objections and the applicant has made the decision to invest in the proposed development in full knowledge of the risk of coastal erosion. As a result of comments from Coastal Management and following clarification on the extent of the proposed hardstanding, an additional condition to deal with surface water drainage from the proposed car parking area was recommended.

Mrs M Shelley - Agent

Mrs Shelley thanked Members for the opportunity to speak and stated that she had little to add to the full and detailed explanation of the proposal contained in the report. The function room, which was leased with the ground floor restaurant and bar, was currently underused. The tenant of those facilities had given notice to end his lease at the end of October as it was no longer financially viable. The proposal was a good re-use of the accommodation and would also increase the economic viability of Corton. Much needed hotel accommodation would be provided and she requested Members approve the application.

Questions to the Applicant

In response to Members' questions relating to the under-used facility, its viability and noise control, Mrs Shelley explained that there was a large bar area on the ground floor which was also used for functions. The first floor was additional space and that would be converted. Condition 7 addressed insulation in the building. Tingdene Holiday Parks had purchased the site in 2008/09 and at that time the site had been in administration. It was a holiday park and users were no longer likely to use a large space for functions.

Mrs Shelley further explained that permeable paving would be used for the car parking area and a soakage system already existed on the site.

Debate

Members were of the opinion that the function room did appear to be surplus to requirements and it would be beneficial to upgrade the building and enhance the existing facility to maintain tourism and therefore employment in the area. Although concern was expressed about family rooms being located above a restaurant/bar, Members were assured

that if noise levels became an issue, they could be dealt with by other means. Having agreed to the proposed changes to conditions, 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 be carried out in accordance with approved drawing reference: RS/3755/16/02 and RS/3755/16/03C received 27 September 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. Prior to the installation of any mechanical plan, air conditioning or mechanical ventilation equipment on the approved development 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. Thereafter the retail units must be developed in accordance with the approved report.
5. Prior to the occupation of the approved hotel bedrooms the vehicle and cycle parking spaces shown on drawing reference: RS/3755/16/03C shall first be provided and shall be retained thereafter in its approved form and used for no other purpose.
6. Development of the additional car parking area hereby approved shall not commence until a surface water drainage strategy for that area 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 shall thereafter be constructed in accordance with the approved drainage scheme.

10 DC/16/3067/FUL – EX RNLI SOCIAL CLUB, LINKS ROAD, LOWESTOFT

The Area Planning and Enforcement Officer presented the application which sought approval for the demolition and rebuild a new two storey three-bedroomed house with car port.

The proposal was before Committee in order for Members to consider whether the scheme for a residential property was of an exceptional quality of design, as cited in paragraph 55 of the National Planning Policy Framework (NPPF). The Area Planning and Enforcement Officer reminded Members that the site was outside the physical limits for Lowestoft and within a County wildlife site. Two previous applications had been submitted for the site; approval had been given for a commercial/restaurant use; and an application for residential use had been refused on physical limits, spatial, ecological and design grounds.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including view along Links Road and its junctions, the access into the site and elevations of the proposed dwelling.

The Area Planning and Enforcement Officer explained paragraph 55 of the NPPF, highlighting examples of buildings that would be classed as exceptional. Such proposed designs would benefit from appraisal by the Suffolk Royal Institute of British Architects Design Panel and their support. He displayed photographs of examples of exceptional buildings including those at Thorpeness, Manningtree, the hanging barn at Thorington and the “Amoebic House” incorporating a beach hut at Dungeness.

It was reported that some residents generally considered that a dwelling was less likely to lead to noise and other nuisance compared to the approved commercial premises. A revised site plan received after the report had been finalised addressed parking issues to the satisfaction of the County Highways. However, it was the opinion of the officers that the design of the scheme failed to create both an innovative and high quality design and meet the relevant criteria, therefore refusal was being recommended.

Debate

Members were of the opinion that the site could be developed; however it would have to be an exceptional building and this was not. It was therefore:

RESOLVED

That permission be refused for the following reasons:

1. The proposal is contrary to the adopted Local Development Plans policy CS01 with regard to the spatial strategy and CS11 with regard to sequentially preferable development location and DM01 Development limits where the site falls outside the physical limits envelope of Lowestoft, the proposal offers no compensating public good to justify a departure from policy, and does not represent the conversion of a rural building or the infilling of a small site or the provision of accommodation for rural workers as envisaged by policy DM22 dwellings in the Countryside.

As such this proposal is contrary to aforementioned adopted local plan policies and would result in development in the countryside, to the detriment of the character of the adjacent Gunton Denes County Wildlife Site.

11 DC/16/3053/FUL – HILLSIDE, NEW ROAD, SOUTH ELMHAM ST CROSS

The Area Planning and Enforcement Officer presented the application which was for the construction of a two storey rear extension and a single storey link extension to the rear of Hillside. The application was before Members as it was contrary to policy DM21 in that it

was considerably larger than the 35% volume increase referred to in that policy. The dwelling was a very small two storey, two-up two-down style, detached former farm cottage with a later extension and was located in the open countryside. The land surrounding the property was on an incline and rose to the rear; the site itself was surrounded by mature hedges and trees. There was a dwelling to the immediate south owned by the applicant but there were no other dwellings in the immediate vicinity.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the general street scene, the existing low roof level and a sketch of the sight line from the street.

The Area Planning and Enforcement Officer commented on the existing low roof level and that the proposed extension would substantially increase the dwelling. Although there were some concerns over one elevation, the narrow road was not likely to have many pedestrians. The proposed extension would double the floor area and volume of the dwelling; however, it was not considered inappropriate in this instance as it would bring a sub-standard property up to modern living standards. It was considered acceptable in design terms and had little potential impact and harm.

Questions

Members asked specific questions relating to:

- Extending the side elevation.
- Materials used in the original building.
- Protecting small rural properties.

The Area Planning and Enforcement Officer advised that a side extension would impact on the parking area. With regard to construction, she was not able to confirm if it was lathe and plaster beneath the rendering. The Planning Development Manager explained that it would be difficult to let a one-bedroomed property in the countryside particularly in its current form. The property was on a good plot of land and the proposed change would provide no more than a two-bedroomed dwelling. It would still be a small unit of living accommodation in the countryside.

Mr R Jones – Applicant

Mr Jones advised he had no additional comments to make following the officer's presentation.

Debate

Although it was stressed that policy DM21 was to ensure the provision of smaller housing in the countryside for local residents, some Members believed that if the dwelling was left as a one-bedroomed property, it would not be used. It was suggested that the large size of the plot made it unaffordable, not the proposed extension. The location of the property did not intrude on the amenities and character of the area. The extension would bring the property up to acceptable, modern standards whilst still remaining a modest countryside dwelling. 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 be carried out in accordance with the submitted plan numbered 2878.02 unless otherwise agreed in writing with the local planning authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order) (with or without modification), no windows or dormers [other than those expressly authorised by this permission] shall be constructed on the southern elevation at first floor level or above.
4. All hedges or hedgerows within the site, unless indicated as being removed on the approved drawings, shall be retained for at least five years following practical completion of the approved development, unless otherwise agreed by the Local Planning Authority; and these hedges shall be protected by the erection of secure fencing, to the satisfaction of the Local Planning Authority in accordance with the relevant British Standards (BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) for the duration of works on site.

Within the aforementioned five year period any parts of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the Authority's opinion, seriously damaged or otherwise defective shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented by not later than the end of the following planting season, with plants of such size and species and in such number and positions as may be agreed with the Authority. The hedge(s) shall be reinforced with further planting where necessary to the satisfaction of the Local Planning Authority.

The meeting concluded at 7.29pm.

Chairman

Prior to the close of the meeting, the Chairman advised Members that an application relating to The Kings Head, High Street, Kessingland would be the subject of a report to the November Planning Committee meeting. A site visit was being recommended and this would take place on Monday, 7 November 2016 at 2.30pm.