

PLANNING COMMITTEE – 19 October 2016

APPLICATION NO DC/16/2940/OUT

7

LOCATION

Pakefield Hall
London Road
Gisleham
Lowestoft
Suffolk
NR33 7PG

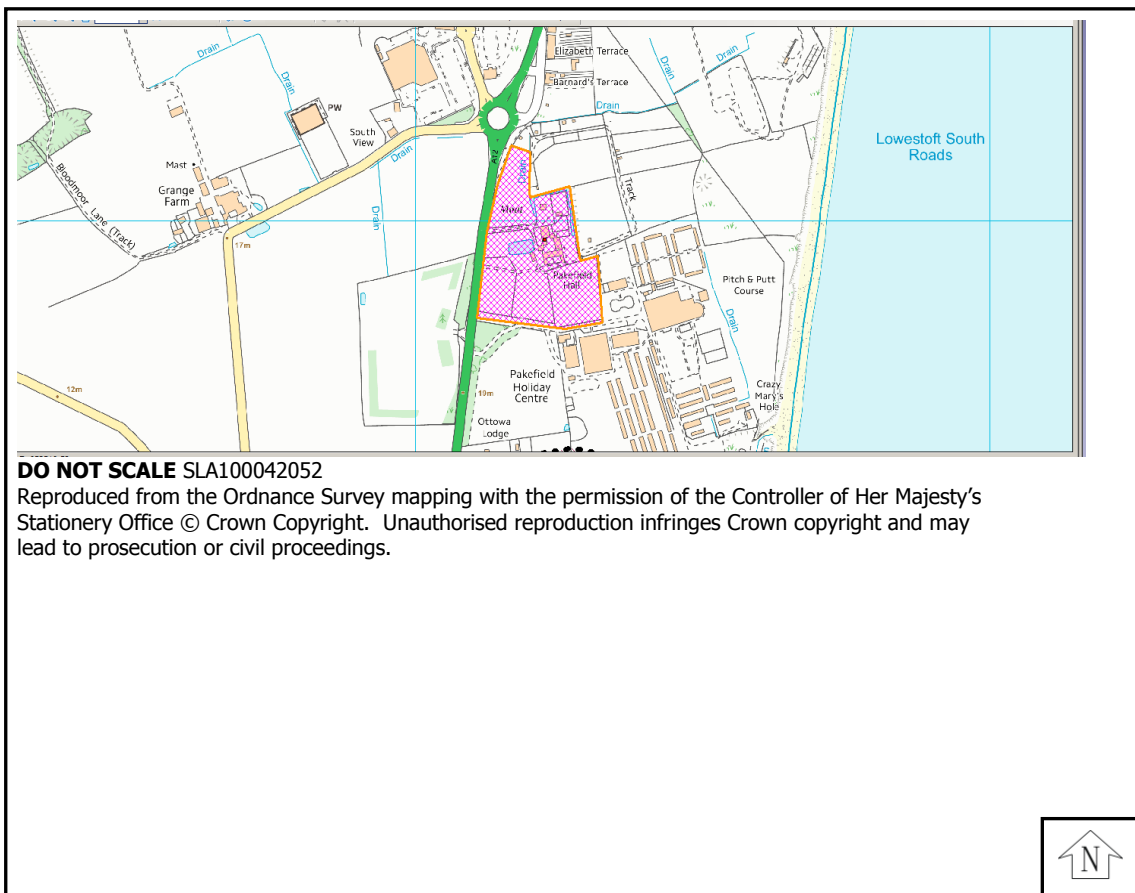
EXPIRY DATE 7 September 2016

APPLICATION TYPE Outline Application

APPLICANT Mr & Mrs J Shoebridge

PARISH Gisleham

PROPOSAL Outline Application - Extension and alterations to existing buildings to create 14no holiday cottages and associated facilities



1 SUMMARY

- 1.1 This site is located on the eastern side of the A12, just to the north of the Pontins holiday park. It has a range of buildings, currently used as a "Pet Hotel".
- 1.2 A previous application for conversion of the buildings to 20 dwellings was refused in 2015 and dismissed at appeal, but the inspector's decision letter opened the way for more acceptable uses.

2 SITE DESCRIPTION

- 2.1 The site lies on the east side of the A12, just less than 200 metres to the south of the roundabout that provides the southern access into the South Lowestoft Industrial Estate. The Pontins holiday site lies to the south of the site.
- 2.2 The site is identified as a “Strategic Gap” on the Proposals Map and lies beyond the Physical Limits of Lowestoft.
- 2.3 The site includes:
- Pakefield Hall itself
 - Hawthorn Cottage, a dwelling approved in 2001 subject to a condition restricting occupancy to someone working at the boarding kennels
 - A veterinary clinic approved in 2006 by change of use of an existing building.
 - Boarding kennels and cattery approved in 1987.
- 2.4 The site is set back from the A12 and there are two driveways from the road to the buildings.

3 PROPOSAL

- 3.1 The proposal is for the conversion and extension of the existing buildings to form 14 holiday cottages. The application has been submitted in outline with all matters reserved for subsequent approval, but some plans have been submitted of the proposals. These show that the proposals relate to three groups of buildings:
- 3.2
- The main kennels/cattery buildings, which are currently single storey. The plans show these extended by adding a first floor. The resultant building would provide for 10 holiday cottages.
 - A part single and part two storey range of buildings, which would be converted into 4 further holiday cottages.
 - A large two storey barn, to be converted into a shop, café and games room.
- 3.3 An area to the rear of the buildings is shown as a children’s play area, as is an adjoining field. A total of 15 parking spaces are shown. Access would be via the southern driveway to the A12.

4 CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** one objection has been received from Mr Holroyd: We are extremely concerned that any future developments to this planned location will increase the capacity of the current overloaded foul and surface water sewerage systems beyond its working capacity. The applicant makes no reference upon the application form stating how drainage will be disposed of from the proposed development. The existing foul and surface water drains comes under extreme pressure and backs up during any adverse weather causing flooding within our site. We fear any additional loading will cause substantial problems and damage to our site.
- 4.2 **Gisleham Parish Council Comments** Councillors feel that there is sufficient holiday accommodation in this particular area. They also express concern about the access/egress to the A12.
- 4.3 **Suffolk County - Highways Department:** Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

- 4.4 Condition 1: Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

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

- 4.5 Condition 2: Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4m from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 120m in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

- 4.6 Condition 3: Prior to the dwellings hereby permitted being first occupied, the vehicle access onto the A12 shall be properly surfaced with a bound material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

- 4.7 **Waveney Norse - Property and Facilities** were consulted on the 18 July 2016.

- 4.8 **WDC Environmental Health: Contaminated land:**

- 4.9 The applicant has not submitted any information or assessment of contamination at the site so I am unable to provide any advice in that respect other than to inform you that the applicant has failed to demonstrate that the site is suitable for the proposed use. Development should not be permitted to proceed until such time as the applicant has satisfactorily demonstrated that the site is, or can be made, suitable for the proposed development. This information, together with any remediation and validation which may subsequently be required could be secured using the model conditions:

- 4.10 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 1 to 4 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 4 has been complied with in relation to that contamination.

- 4.11 1. Site Characterisation. 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:

o human health,

o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

o adjoining land,

o groundwaters and surface waters,

o ecological systems,

o 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'.

4.12 2. Submission of Remediation Scheme. 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.

4.13 3. Implementation of Approved Remediation Scheme. 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.

4.14 4. Reporting of Unexpected Contamination. 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 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, 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 3.

Noise:

4.15 The plan to develop the shop is potentially concerning from a noise perspective. Retail premises, particularly those selling groceries, can involve fixed plant which is capable of emitting significant noise levels (such as refrigeration and air conditioning) which can run during the night. The building is very close to existing residential dwellings and I would expect noise levels in the area to be relatively quiet so the introduction of any new plant noise sources could have a significant impact. The application does not contain any detail of whether any plant or equipment will be fitted but if it is then an impact of the noise emissions must be carried out prior to development commencing. This work could be secured using a condition, such as:

- 4.16 "Prior to the commencement of 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."

- 4.17 **Essex And Suffolk Water PLC** The Water Supply (Water Fittings) Regulations 1999 apply to all new works on water service installations in England and Wales. A requirement of these Regulations is that certain types of work are Notified to the Water Undertaker at least 10 days prior to commencement.

These works are: -

- 1) The erection of a building or other structure, not being a pond or swimming pool.
- 2) The extension or alteration of a water system on any premises other than a house.
- 3) A material change of use of any premises.
- 4) The installation of -
 - a) a bath having a capacity, as measured to the centre line of overflow, of more than 230 litres;
 - b) a bidet with an ascending spray or flexible hose;
 - c) a single shower unit of a type specified by the Regulator (none currently specified);
 - d) a pump or booster drawing more than 12 litres per minute, connected directly or indirectly to a supply pipe;
 - e) a unit which incorporates reverse osmosis;
 - f) a water treatment unit which produces a waste water discharge or which requires the use of water for regeneration or cleaning;
 - g) a reduced pressure zone valve assembly or other mechanical device for protection against a fluid which is in fluid category 4 or 5;
 - h) a garden watering system unless designed to be operated by hand; or
 - i) any water system laid outside a building and either less than 750mm or more than 1350mm below ground level.
- 5) The construction of a pond or swimming pool with a capacity greater than 10,000 litres which is designed to be replenished by automatic means and is to be filled with water supplied by an undertaker.

- 4.18 This Notice shall contain details of the premises, the proposed changes and the installer. It shall also include drawings of the proposed installation. The Notification should be sent to: Essex & Suffolk Water, Water Regulations Dept, Sandon Valley House, East Hanningfield, Chelmsford, Essex CM3 8BD.

- 4.19 Failure to comply with the Regulations is an offence, which may result in a fine of up to Level 3 on the standard scale, upon summary conviction. If you have any further queries, please contact our Water Regulations Team on 01268 664890.

- 4.20 **Anglian Water** was consulted on the 18 July 2016.

- 4.21 **Suffolk County Archaeological Unit:** Having considered the submitted documents we are satisfied there would be no significant impact on known archaeological sites or areas

with archaeological potential. We have no objection to the development and do not believe any archaeological mitigation is required in this case.

- 4.22 **Suffolk Fire and Rescue Service** were consulted on the 18 July 2016.
- 4.23 **Police - Alan Keely Crime Reduction Beccles Police Station** provides general advice on Secured by Design.
- 4.24 **SCC Flooding Authority** was consulted on the 18 July 2016.
- 4.25 **NHS Great Yarmouth And Waveney Clinical Commissioning Group** was consulted on the 18 July 2016.

PUBLICITY

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

Category	Published	Expiry	Publication
Major Application,	29.07.2016	18.08.2016	Beccles and Bungay Journal
Major Application,	29.07.2016	18.08.2016	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Major Application, Date posted 26.07.2016 Expiry date 15.08.2016
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RELATED APPLICATIONS

Reference No	Proposal	Decision	Date
DC/15/0811/OUT	Outline Application - Extension of existing buildings to create 20 dwellings	Refused	15.07.2015

5 PLANNING POLICY

- 5.1 The Waveney **Core Strategy** was adopted in 2009. Policy **CS01** sets the spatial strategy for the District and policy **CS02** requires high quality and sustainable design. Policy **CS13** deals with tourism.
- 5.2 The Development Management policies were adopted in 2011. Policy **DM01** sets physical limits for settlements and **DM02** sets design principles. Policy **DM28** looks specifically at Strategic Gaps and Open Breaks.

6 PLANNING CONSIDERATIONS

- 6.1 The site is in the open countryside, outside the physical limits of Lowestoft and Kessingland and within the Strategic Gap. For these reasons the previous application for dwellings was refused. An appeal was submitted and whilst the inspector dismissed the appeal she made a number of comments which are relevant to the determination of this appeal.
- 6.2 The inspector first set out the policy considerations:
- 6.3 "Development should be determined in accordance with the development plan unless material considerations indicate otherwise. Policy CS01 of the Waveney Core Strategy

(CS) sets out that outside of the locations identified development will be regarded as being in the open countryside and will be restricted to specific types. CS policy CS11 identifies housing provision in the district and again it adds that outside larger villages housing will be restricted to certain specified types suitable to a rural area. More specifically Development Management (DM) policy DM22 sets out that housing will not be permitted in the open countryside unless for agriculture, forestry or certain other specific purposes.

- 6.4 There is no dispute that the site is located within the countryside. The proposal would not represent ‘...infilling of a small gap in an otherwise built-up frontage by no more than two dwellings...’ nor would it be a proposal for the relocation and replacement of a dwelling affected by coastal erosion. However, the appellants submit that the other two elements of DM22 are applicable to the proposal and I consider each of these in turn.”
- 6.5 She then considered the suitability of the site for housing; she noted:
- 6.6 “The Council report also refers to the second strand of this element of the policy which requires the building to be well related to an existing settlement and have access to local services and facilities or close to a regular public transport service to a town or larger village.
- 6.7 Unlike other allowed schemes referred to by the appellants the site is not adjacent to the physical limit boundaries. It is located between Lowestoft and Kessingland...I therefore conclude that the site would not be suitable for housing. It would be in conflict with CS policies CS01, CS11 and DM22.”
- 6.8 The Council had also argued that the extensions would increase the bulk of the buildings and so decrease the “openness” of the Strategic Gap. On this issue the inspector said:
- 6.9 “The site is located within a ‘Strategic Gap’ defined by DM Policy DM28. This sets out that the purpose of these areas is to prevent the coalescence of settlements by maintaining the open character of the identified Strategic Gaps.
- 6.10 The main alteration to the buildings to accommodate the dwellings would be an increase in height. The footprint would not change and there are already buildings within the site of a similar scale. In addition the setting of the buildings already contains ancillary activity for the veterinary use with hard standings, mowed grass and parking visible. As such the changes indicated for parking and garden areas would not, in my view, be significantly intrusive in this context. I appreciate that the Council would want to ensure the most sympathetic design for the buildings. Nevertheless, overall, I do not consider that their conversion would in principle have a significant adverse impact on the openness of the site and its contribution to the Strategic gap.
- 6.11 I therefore conclude that the proposal would not harm the character and appearance of the area. In this regard it would not be in conflict with DM policies DM27 and DM28 which amongst other things seek to protect landscape character and the open character of Strategic Gaps.”
- 6.12 Following the appeal decision the applicant has considered other forms of development which might be more suitable in the countryside than residential.
- 6.13 Policy CS13 considers tourism development and says that:
- 6.14 “New tourist accommodation and attractions should be developed in locations that offer good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. New tourism development will normally be located in or close to Lowestoft and the market towns, the larger village coastal resorts of Corton and Kessingland, and other villages where local services, facilities and public transport reduce the need to travel by car. Outside of these locations new-build development will not

normally be acceptable. The focus will be on the conversion of existing buildings and development that contributes to farm diversification.”

- 6.15 This site is clearly “close to” both Lowestoft and Kessingland and as such is an acceptable location for tourism development in principle. The extensions proposed are similar to those proposed in the previous application, which the inspector concluded would not have a significant adverse impact on the openness of the site and its contribution to the strategic gap.
- 6.16 Accordingly the proposal is considered to acceptable in principle.
- 6.17 Although the application has been submitted in outline with all matters reserved, illustrative plans of the potential changes to the main buildings have been submitted. As noted above, the proposals are essentially similar to those submitted with the previous application, and propose a first floor extension to the existing buildings, which form a U-shaped block.
- 6.18 The neighbour refers to difficulties with the sewerage system and the applicant was asked to comment, and has responded:
- 6.19 “It is the intention to take all new foul water drainage to a new small sewage treatment plant within the site boundaries, so there will be no impact on the existing drains/sewers.
- 6.20 The surface water outfall from the buildings will be no different to the present situation, as there will be no significant increase in the building footprint. Surface water drainage will be improved, as the large area of concrete forecourt to the kennels, will be broken up and turned to gardens. All the parking areas and any paving will be of a porous design, with no surface discharge.
- 6.21 The Shop and Cafe perhaps require further explanation, as there is no intention to set up a full shop and cafeteria. The Cafe will largely be in support of the games room, with a self service tea/coffee machine and a food and drinks dispensers, as you may find in an hotel foyer. The Shop will be a back-up for the holiday users providing limited bread, milk and a small range of tinned and preserved foods. This I have experienced on small cottage holiday developments. There is no intention to open up the facilities to the general public.
- 6.22 The only fittings to be installed will be a domestic style fridge and freezer. There will be no plant for air-conditioning or commercial heating and extract fans.”

7 CONCLUSION

- 7.1 The site is in a suitable location for holiday accommodation and the previous appeal decision has confirmed that the alterations proposed will not have a significant detrimental impact on the character of the strategic gap. Accordingly the application is recommended for approval.

8 RECOMMENDATION

- 8.1 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.

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

2. Details relating to the layout, scale, appearance, access and landscaping of the site (the "reserved matters"), and measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority before any development is commenced.

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

3. Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

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

4. Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4m from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 120m in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

5. Prior to the dwellings hereby permitted being first occupied, the vehicle access onto the A12 shall be properly surfaced with a bound material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

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:

- 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'.

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

7. 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.

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

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.

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

9. 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.

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

10. Prior to the commencement of 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.

Reason: In the interests of the amenity of nearby residents

11. 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

Reason: the proposed units are suitable for holiday accommodation but not suitable for residential use.

BACKGROUND INFORMATION:

See application ref: DC/16/2940/OUT at
www.waveney.gov.uk/publicaccess

CONTACT

Richard Amor, Team Leader (North Area), (01502) 523018,
richard.amor@eastsuffolk.gov.uk