

CIRCULATED IN ADVANCE OF THE MEETING

ALTERATIONS AND ADDITIONS REPORT

30th May 2017

Item 6 – DC/17/0633/FUL – land off Monckton Avenue, Lowestoft

The **fire service**, in a letter dated 10th May 2017, has requested a further condition asking for the agreement of hydrants for fire-fighting purposes. The government have required that Planning Authorities agree pre-commencement conditions with applicants, in an email received 16th May 2017, the agent has agreed to this. It is suggested therefore that an additional condition as follows be applied:

“Before any development proceeds beyond site the clearance that has already occurred, the applicant shall submit a scheme to the Local Planning Authority by way of discharging this condition showing the position of fire hydrants and associated water supply for firefighting and the means by which ongoing maintenance of the system shall be secured. The applicant shall receive the written approval of the Local Planning Authority for that scheme by way of approval of discharge of condition application. The works shall be installed in accordance with the prior agreed scheme and retained and maintained for the lifetime of the development.

Reason: To enable the fighting of fire.”

County Highways have responded 26th May 2017, to revised drawings, and while noting that further trees near the access need to be agreed as removed from an area marked as footway, request the following conditions be added to any approval that the Planning Authority may be prepared to grant, subject to the agreement to remove the trees:

“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:

Further to receiving additional information, amended plans and a satisfactory Transport Statement, the Highway Authority can recommend the following conditions. Details of Section 106 contribution requests SCC PROW (Rights of Way) and SCC Passenger Transport are also included.

1. The new vehicular access road shall be laid out and completed in all respects in accordance with Drawing No. 6576 SL01 Rev M; and with an entrance width of 5.5 metres

(plus 1.8 metre wide footways) and made available for use prior to occupation. Thereafter the access shall be retained in the specified form. Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 6576 SL01 Rev M shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

3. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

4. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

5. All HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

6. The use shall not commence until the area(s) within the site shown on Drawing No. 6576 SL01 Rev M for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles and secure cycle storage has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

7. Following construction of the development hereby permitted, the developer shall repair (where necessary) any new damage to the Monckton Avenue carriageway, footway and kerbs from the junction with Normanston Drive to the development access junction. The condition of the carriageway, footways and kerbs in this area shall be surveyed prior to construction of the development and submitted to the Highway Authority. Following construction, any damage to these areas will be rectified by the developer.

Reason: To ensure that the construction of the development is not detrimental to the condition of Monckton Avenue carriageway and footways.”

SCC PROW Section 106 contribution request: (Note the main report also contains SCC infrastructure payment suggestions) This request is site specific to the proposed development and would mitigate the impact upon the highway network by encouraging the use of year round sustainable modes of travel.

“The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to the map.



PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism. The anticipated increased use

of the PROW network of as a result of the development will require the following offsite improvement works:

Lowestoft Public Footpath 20 Resurfacing with an unsealed surface, total cost **£13,908.00**.

SCC Passenger Transport: This request is site specific to the proposed development and would mitigate the impact upon the highway network by encouraging the use of sustainable modes of travel.

There are already bus stops on Normanston Drive at the junction with Monckton Avenue, so we are not likely to get the buses any closer to site than those. However, they require improving and moving slightly further from the junction to be safe for any increased use by the new residents so we request a S106 contribution of **£5,000** to cover these improvements.”

Item 7 – DC/1012/OUT – part land south of Fairview Farm, Norwich Road, Halesworth

A revised plan showing a footpath across the front of the site has been received and will be included in the presentation.

Item 8 – DC/17/0854/FUL – part rear garden, 10 Kempton Cross, Worlingham

No further representations

Item 9 – DC/0885/FUL – Waveney Sports Centre, Water Lane, Lowestoft

No further representations

Item 10 – DC/15/3782/ARM – Woods Meadow, Lime Avenue, Oulton

No further representations