

CIRCULATED IN ADVANCE OF THE MEETING

ALTERATIONS AND ADDITIONS REPORT

17th April 2018

Item 7 DC/17/3981/OUT – Land South of Chediston Street, Halesworth

Suggested condition to replace conditions 30 and 31:

“No part of the development shall commence until an Ecological Mitigation Scheme and Management Plan for the site has been submitted to and approved, in writing, by the Local Planning Authority. This should include the mitigation and enhancement measures set out in the Preliminary Ecological Appraisal (Cotswold Wildlife Surveys, May 2016), along with any other enhancement measures which are appropriate for the site. The approved details shall thereafter be implemented in full.

Reason: In the interests of the protection of wildlife and protected species.”

Item 8 DC/17/4960/FUL – Former Carcom site Common Lane Beccles - Foodstore

Email regarding delivery hours and noise received 16th April 2018 from Tamsin Cottle: Director – Planning. JLL

Further to our conversation I have spoken to Lidl and re-read the noise assessment submitted with the application – I would refer you to paras 7.2 to paras 7.4 which explain in non-technical language the impact of delivery noise and where the noise was measured. I was going to summarise these but actually they are quite easy reading for a technical report! The report considers that number 24 Pound Road is the property most liable to any noise impact and so the assessment is based on the impact of this property, we conclude from this that other properties in the vicinity will be less affected.

All the impacts are described as ‘Low impact’ the only impact that rises above this is unloading activity between 21.00 and 22.00 where the impact rises to 1.1 Dba. This will be negligible.

To note the delivery lorry goes down a ramp alongside the store and so there will be a retaining wall of 1.5m where the unloading activity takes place. The noise assessment is based on this. We can add some fencing along this boundary to Pound Road or the retaining wall and if it helps our case we are happy for this to be conditioned.

In respect of the park to the rear this should not be affected by noise as there is a building between the loading bay and the park, we are happy to accept a condition for a 2m high

close boarded fence along this boundary. The DAS states there will be a 1.8m high fence but we can increase this to 2m.

I do not want to over complicate matters at this stage, as ultimately we just want to a resolution to grant consent, but as an aside condition 5 talks about an area for the waste bins/recycling, as detailed in the DAS and at described at para 4.19 on the transport statement – Lidl put their waste and recycling on the delivery lorries so there is no need for storage areas/bins. So I am not sure if this condition could be revisited before the consent is issued. It's a small point but will save admin on the other side in terms of discharging conditions.