

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft on **Tuesday, 12 December 2017 at 6.00pm**

Members Present:

J Groom (Chairman), P Ashdown, J Ceresa, G Elliott, T Goldson, I Graham, A Green, R Neil, M Pitchers, C Punt, D Ritchie, C Rivett and J Smith.

Officers Present:

M Coupe (Senior Planning and Enforcement Officer), C Green (Senior Planning and Enforcement Officer), P Rowson (Planning Development Manager), M Van de Pieterman (Area Planning and Enforcement Officer) and S Carter (Democratic Services Officer).

In attendance:

Councillor K Patience.

**1 APOLOGIES / SUBSTITUTES**

Apologies for absence were received from Councillors Allen, Brooks and M Cherry.

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

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

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

**2 DECLARATIONS OF INTEREST**

Councillor Ashdown declared a Local Non Pecuniary Interest in Item 7 – DC/172675/ARM – Former HM Prison Blundeston, Lakeside Rise, Blundeston, as Ward Member.

Councillor Graham declared a Local Non Pecuniary Interest in Item 6 – DC/17/4398/FUL – Normanston Allotments off Normanston Drive, Lowestoft and Item 8 – DC/17/4430/FUL – 20 Evergreen Road, Lowestoft, as Lowestoft Town Councillor. As a representative of the land owner, he advised that he would leave the meeting during the consideration of Item 6 and take no part in the discussion or voting thereon.

Councillor Green declared a Local Non Pecuniary Interest in Item 6 – DC/17/4398/FUL – Normanston Allotments off Normanston Drive, Lowestoft and Item 8 – DC/17/4430/FUL – 20 Evergreen Road, Lowestoft, as Lowestoft Town Councillor.

Councillor Punt declared a Local Non Pecuniary Interest as Cabinet Member for Housing.

Councillor Ritchie declared a Local Non Pecuniary Interest as Cabinet Member for Planning and Coastal Management.

**3 DECLARATIONS OF LOBBYING**

Councillor Ritchie declared that he had been in communication with Lowestoft Town Council in relation to Item 6 – DC/17/4398/FUL – Normanston Allotments off Normanston Drive, Lowestoft.

**4 ENFORCEMENT ACTION**

The report of the Head of Planning & Coastal Management provided Members with a summary of all outstanding enforcement cases sanctioned under delegated powers or through the Committee up until 28 November 2017. There were currently four cases.

**RESOLVED**

That the report detailing the outstanding Enforcement Matters up to 28 November 2017 be received.

**5 DC/17/3564/FUL – THE OLD HOSPITAL, FIELD STILE ROAD, SOUTHWOLD**

The Senior Planning and Enforcement Officer presented the application which sought approval for a change of use of hospital to community use with nine dwellings, and demolition of 20<sup>th</sup> century additions to hospital building.

The application for full planning permission was for a community led mixed use redevelopment of the former Southwold and District Hospital site and involved the creation of a community hub comprising library, crèche and café, a small business centre and nine residential units, comprising five affordable and four market houses. The proposal also included the conversion and restoration of the original locally listed hospital building and was the culmination of an 18 month community led project to find a new community use for the building that would benefit the town.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the current hospital building dating to 1903 and modern extensions, existing access and frontages, and terrace properties in the vicinity. It was proposed the ground floor would accommodate community facilities comprising the library, café with outdoor seating, crèche including outdoor play space and business units. The elevations showed affordable housing above the community units, shared equity property above the access and the location of the market housing. Parking would not be provided for the business or community uses. The site was in a sustainable location and near to the town centre and transport links. It was noted that there was, currently, no parking at the hospital; a turning area only and drop off/ambulance space outside.

The Senior Planning and Enforcement Officer explained that the scheme met the objectives of policies DM14, CS11 and DM08 which encouraged housing and employment opportunities. The removal of the single storey extensions was considered to be no significant loss; the scheme respected and enhanced the environment; although it was a high density development with the houses having restricted outside space, the revised plans provided a pleasing street scene. Negotiations had been undertaken with the objectors and the revised designs, including two parking spaces being removed, had lessened any impact. The concerns of County Highways had been addressed, details of which were contained in

the update report, and appropriate conditions would ensure hours of working would not continue beyond 9.00pm.

In summary, the redevelopment of the former hospital site would help secure the retention of a community use on the site which would be of considerable benefit to Southwold. The proposal would entail a more intensive use which would impact on neighbouring residents and heritage assets; however, the revised plans sought to minimise those impacts and it was considered the scheme represented a sustainable form of development which would preserve and enhance both the character and appearance of the Conservation Area and the nearby listed buildings. With appropriate controlling conditions, it was considered the scheme would not be harmful to the interests of residential amenity, highway safety, the environment or the character of the area. In addition, it was considered that the proposals accorded with the provisions of the Development Plan and National Planning Policy Framework.

#### Mr W Windell – Southwold Town Council

As Chairman of the Southwold Town Council Planning Committee, Mr Windell explained that he had never seen so much community engagement and significant changes had been made to the scheme to overcome objections. Some, but not all, had been resolved. The impact had been reduced by architectural design particularly with regard to changing the shape of the roof. Concerns regarding overlooking had been addressed and a brick wall was to be erected on the boundary with an adjoining neighbour to reduce any possible noise from cars parking. Hastoe Housing Association had undertaken a financial appraisal and to be viable the scheme needed to provide nine units of accommodation. Mr Windell explained to the Committee that the scheme would remove the unsightly extensions, provide housing, accommodation for start up businesses and much needed community facilities for local residents. Southwold Town Council supported the application.

#### Ms J Jeans - Applicant

As Deputy Chairman of the Southwold and Waveney Valley Regeneration Society, Ms Jeans explained that they had persuaded the NHS to sell the hospital back to the community and that would be subject to getting planning permission for the application. The land was being paid for by selling part of the site to Hastoe Housing Association. That company would be financing the residential development with the construction being undertaken by Wellington Construction. The project was part of the Society's vision for future better relationships between Southwold and Reydon and further discussions with Access Community Trust might result in setting up an action group for youngsters. Discussions had taken place with Halesworth, as that town was interesting in doing something similar with its Patrick Stead Hospital. Ms Jeans explained that they were the first in England to buy back a community hospital and she thanked the Council's officers for their valuable help and support.

#### Questions to Applicant

In response to questions relating to the housing, crèche and library, Ms Jeans confirmed that it was hoped the Housing Association would give preference to the young people who worked in Southwold and needed accommodation both in the town and in Reydon. The operator of the crèche in Kessingland wished to have similar premises in Southwold where she lived. Discussions had taken place with Suffolk County Council with regard to the

relocation of the library. The lease on the library's current building had been extended for a period of three years to allow time for the development of this project.

### Questions

Members asked specific questions relating to:

- Size and location of car parking spaces.
- Access for the disabled.
- Location of the footpath through the site.
- Size of crèche.

The Senior Planning and Enforcement Officer explained that the parking spaces proposed were for residents only. No spaces were being provided in connection with the commercial uses. There was the possibility of a bungalow being suitable for use by a disabled person and appropriate parking could be considered if Members so wished. The Planning Development Manager advised that the commercial areas provided were for anyone to use and it might be necessary for accessibility to be discussed with the County Council; however, if any such space was provided it would likely change the layout plan. The Committee noted that, historically, there had been no parking on site, and previous uses of the premises had resulted in members of the public walking from other car parks or bus stops in the town. There was on street parking and the ambulance and loading bays had been used as drop off points. The residents parking would be managed by Hastoe Housing Association and any companies taking up the business premises would be aware that they would have no parking on site.

The Senior Planning and Enforcement Officer explained the precise route of the proposed footpath through the site. It was anticipated that parents collecting children from the crèche would result in less car trips to the site compared to its previous use. The size of the crèche would be an area around 50sqm.

To clarify further, the Applicant explained that the transport statement produced had shown that most parents travelling to the crèche in Kessingland actually lived in Southwold and Reydon. The proposed new crèche would take about 12 children and the nearest car park was about three minutes walking distance.

### Debate

Members noted that there was local support for the proposals and welcomed the sound scheme which would not threaten the integrity of the building. Although objections from neighbours had been received, it was noted that these had been addressed as far as possible by certain mitigation measures. It was suggested that the police should be consulted over the route of the footpath through the site and parking issues would need to be subject to further consideration. The Planning Development Manager explained that the site could be locked with bollards or gating allowing access for residents and businesses only. A parking management condition could be applied to ensure a careful robust scheme was put in place. Members were of the opinion that it was a positive scheme which would improve the site and, subject to consultation with the police with regard to the alleyway, consultation with

the Highway Authority regarding any highway safety conditions that might need to be imposed and an additional condition relating to parking, it was

**RESOLVED**

That permission be granted, subject to consultation with Suffolk Police regarding the footpath and the Highway Authority regarding conditions that might need to be imposed, and 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 carried out other than in complete accordance with Drawing Nos 1713-02 received 17/08/17; 1713-03b submitted with email sent 14/12/17; 1713-06 vs 7; 1713-05 vs 7; 1713-04 vs 7; 1713-07 vs 7; received on 27/11/17.
3. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

1) A desk study and site reconnaissance, including:

- \* a detailed appraisal of the history of the site;
- \* an inspection and assessment of current site conditions;
- \* an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
- \* a conceptual site model indicating sources, pathways and receptors; and
- \* a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

2) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- \* the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- \* explanation and justification for the analytical strategy;
- \* a revised conceptual site model; and
- \* a revised assessment of the risks posed from contamination at the site to relevant receptors, including human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including BS10175:2011+A1:2013 and CLR11.

4. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- \* details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- \* an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- \* proposed remediation objectives and remediation criteria; and
- \* proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

5. Prior to any occupation or use of the approved development the RMS approved under condition 4 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.
6. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
  - \* results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
  - \* evidence that the RMS approved under condition 2 has been carried out competently, effectively and in its entirety; and
  - \* evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.
7. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) 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 method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

8. Prior to works commencing a demolition/construction management plan shall be submitted to and approved in writing by the Local Planning Authority. This should contain information on how noise, dust and light will be controlled so as to not cause nuisance to occupiers of neighbouring properties during the construction and hours of working and deliveries. The approved plan shall thereafter be adhered to.
9. Notwithstanding the provisions of the Town & Country Planning Use Classes Order 1987 (as amended) and the Town & Country Planning (General Permitted Development (England) Order 2015, the commercial/community uses hereby permitted shall be restricted to the uses detailed in the application (including a library, crèche, A3 café use; B1 office use and community education and assistance programmes).
10. No activities shall be carried out on the site other than between the hours of 8am and 9pm Monday to Saturday and between 9am and 6pm Sundays, unless otherwise agreed in writing with the local planning authority.
11. Before the café and crèche are first occupied a scheme showing details of the ventilation and fume extraction from the premises, the position and finish of any external flues and a programme of operation and equipment maintenance, in accordance with the manufacturer's recommendations shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed in its entirety prior to the hereby permitted use being commenced and thereafter it shall be retained, operated and maintained in accordance with the manufacturer's recommendations.
12. Arrangements for the storage and collection of refuse shall fully accord with a scheme which shall have been submitted to and approved in writing by the local planning authority, before the development commences.
13. No development shall commence until details/detailed drawings of the following matters shall be submitted to the local planning authority for approval in writing:
  - [i] windows, doors and roof lights;
  - [ii] eaves, verge and bargeboards;
  - [iii] boundary walls and fences;
  - [iv] entrance ramps and steps;
  - [v] surfacing of paths driveways and other external hard surface areas.

The approved details shall be implemented in their entirety before the development is first occupied.
14. Details of all external facing and roofing materials 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.
15. Within 4 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

16. The approved scheme of landscape works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter and shall be retained and maintained.
17. The five flats within this development hereby permitted shall be managed by a Registered Social Landlord in accordance with its constitution and practices. The four units above the commercial/community uses shall be available for rent and the flat above the site entrance shall be a shared equity unit and all five units shall be allocated to a person nominated from the Common Housing Register operated in the District of Waveney or any housing waiting list taking its place who:
  - a) has lived in Southwold for the preceding three years, or
  - b) has a place of work in Southwold, or
  - c) has parents of close family who have lived in Southwold for the preceding three years, or
  - d) can demonstrate some other local connection to the satisfaction of the District Council,
  - e) was forced within the preceding three years to move from Southwold because of a lack of suitable accommodation.

If there are no persons who qualify under a) – e) above, the Registered Social Landlord shall allocate on the same basis to persons with an interest in the adjoining parishes. In the event that there are no qualifying persons under the above allocation criteria, the District Council shall have the right to nominate to the Registered Social Landlord an applicant seeking accommodation in Southwold not fulfilling the above criteria from the Common Housing Register operated in the District of Waveney or any housing list taking its place.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no building or structure permitted by Classes A (extensions or alterations), B (changes to the roof) or E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.
19. No part of the development shall be commenced until details of the proposed accesses on St Edmunds Road and Cautley Road (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.
20. Prior to the development hereby permitted being first occupied, the vehicular access onto the St Edmunds Road and Cautley Road shall be properly surfaced with a bound material for a minimum distance of five metres from the back of the public



highway footway, in accordance with details previously submitted to and approved in writing by the local planning authority.

21. The vehicular access hereby permitted shall be a minimum width of 4.5 metres for a distance of 5.0 metres measures from the nearby edge of the carriageway.
22. 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.
23. The use shall not commence until the area(s) within the site shown on approved Drg No 1713-03b submitted with email sent 14/12/17, 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.
24. 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 2.0 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43.0 metres 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.

25. 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.

26. Prior to the occupation of any of the units a site management plan, (detailing how both pedestrian and vehicular accesses on the site and on-site parking will be managed and secured), shall be submitted to and approved in writing with the local planning authority. Only the approved management plan shall thereafter be implemented.

*Note: Subsequent to the meeting, the applicant has confirmed that a disabled parking bay can be provided and the public footpath link on the northern boundary will be removed and retained as a private path.*

Having declared a Local Non Pecuniary Interest in Item 6, Councillor Graham left the Conference Room at this point in the meeting prior to any discussion on the application.

Having declared a Local Non Pecuniary Interest in Item 6, Councillor Green advised that he would remain in the meeting but abstain from discussions and voting on the item.

**6 DC/17/4398/FUL – NORMANSTON ALLOTMENTS OFF NORMANSTON DRIVE, LOWESTOFT**

The Area Planning and Enforcement Officer presented the application which sought approval for the creation of a gated vehicular access from Princes Walk and Parkside Drive and six car parking spaces for allotment users. The application was before Members as the result of a Member call-in and the level of local interest generated.

The site was located on a large parcel of 'landlocked' land to the rear of dwellings on Normanston Drive, Princes Walk, Robin Hill and Fieldview Drive. There were a number of pedestrian accesses, one from the north eastern side off Normanston Drive, access off Fieldview Drive and a further shared foot/cycle path to the south. All accesses were via locked pedestrian gates. The allotments were shown to be in situ and referenced on a map dating from 1950.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the bank of trees on the boundary and 1.8m high fence, views of the inside of the allotment site, the various current accesses, and the grassed area between the dwellings looking back towards Normanston Drive.

The Area Planning and Enforcement Officer explained that, even with the amended plan, the application was finely balanced, particularly with the significant level of support from residents of Fieldview Drive as the existing car park had created difficulties for a number of residents. However, that was not a sufficient reason to allow access on Parkside Drive and an alternative access would need to be sought if vehicular access was considered essential to the continuance of the allotments. It was the opinion of the officers the proposed track was not suitable for vehicular access and did not comply with the Local Plan. The harm that had been identified would outweigh the benefits. It should also be noted that it was not unusual for allotments not to be furnished with car parking facilities.

Councillor K Patience - Ward Member

Councillor Patience supported the officer's recommendation for refusal. A similar application had been rejected in 2006 and a refusal in 2014 related to the perimeter edge. He would have expected more support from the allotments holders; that had been only 12%. There was also the issue of possible flooding and the County Council officers had not wanted additional surface water draining onto the highway as the nearest gully was some 15ft distant. Councillor Patience drew attention to paragraph 26 of the report and explained that he wished to continue to engage with the allotment holders but they had not been willing to discuss. Also, having signed up to the tree charter, detailed consideration should be given to all relevant matters prior to the removal of any trees.

Mr R Farman - Objector

Mr Farman thanked the Committee for allowing him to express residents' views. The single track lane was unsuitable for the proposed use and would affect cyclists and buggies. There was concern over more crime, there having already been theft and arson on the allotments. The allotments were at least 1m higher than Normanston Drive and the loss of trees and gates would be a concern. The hedge not only absorbed water but was needed to stabilise the bank. There was already an overspill of parking and the additional trailers and manure would increase noise and stench. The former Lowestoft Borough Council had previously sent in equipment to maintain the east-west boundary via the drop kerb in Normanston Drive but no works were now taking place and it was no longer 20ft wide. The Council had previously said no, and nothing had changed.

Questions

In response to a question relating to the highway access width, the Area Planning and Enforcement Officer was of the opinion that it now measured less than 10ft.

Debate

Comment was made that there appeared to be no difference between the current application and the one submitted in 2006; that had been refused. A Member expressed some sympathy with the allotment holders and hoped negotiations would commence with the Lowestoft Town Council in the not too distant future. It was proposed and duly seconded and

**RESOLVED**

That permission be refused for the following reason:

The proposed development is considered to constitute an unacceptable form of development that would be detrimental to the amenities of adjacent occupants created by vehicular and pedestrian traffic and would be contrary to the provisions of the adopted Waveney Local Plan and, in particular, policy DM02 which requires developments to be sympathetic to the site and its surroundings, respect and enhance the identity and character of the site, contribute towards the distinctiveness of the local area, the quality of the built environment and the surrounding landscape.

Note: Councillor Graham returned to the Conference Room at 7.15pm.

**7 DC/17/2675/ARM – FORMER HM PRISON BLUNDESTON, LAKESIDE RISE, BLUNDESTON**

The Area Planning and Enforcement Officer presented the application which sought approval of Reserved Matters of DC/16/2157/FUL – hybrid planning application for demolition of prison and construction of two shop units with four flats, three office units with car parking, 16 affordable housing units (full submission) and residential development including car home, roads and open space (outline submission) and construction of 38 houses with access roads.

Now looking at the detail, amended plans had addressed highways issues, surface water drainage would be via attenuation pond into the lake, and the trees on the northern boundary had been surveyed prior to any felling.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the former workshops and farm buildings, a plan of the new access and vision splays, house types and elevations and proposed street scene.

The Area Planning and Enforcement Officer explained that local concerns had been expressed over the demolition and access and the developer had agreed to an additional condition to address construction access and impact on neighbouring residents from noise and dust. At the time of the meeting, the Section 106 agreement had not been fully signed and it was proposed that, if the Committee was minded to approve the application, delegated authority be given to officers to grant permission once the Section 106 agreement had been agreed.

#### Mr E Gilder - Applicant

Mr Gilder explained that he had no specific comments to make but was present for any questions.

#### Questions to Applicant

Members asked specific questions relating to:

- Ground conditions.
- Demolition.
- Perimeter fence.
- The outstanding section 106 agreement.
- Loss of trees.

In response to Members' questions, Mr Gilder confirmed they would be doing a ground condition survey, bore holes would identify any issues and he would speak to his Director of Construction regarding any possible issues with the ground condition. Demolition was well underway and it had been estimated that it would take 12 months to clear the site. The site was currently very secure with the prison's perimeter fence in situ; some of the original fencing would be removed when construction commenced and, at that time, their own standard fencing would be erected. Mr Gilder understood that the Section 106 had been agreed and they were just waiting for the actual document to sign. The trees on site had been surveyed by an arboricultural officer and that had shown the majority were self-sown sycamores. It was intended to undertake additional planting with a wider range of species in better positions.

#### Debate

In response to a specific remark relating to the stability of the peat, comment was made that railway lines and other buildings did not have issues with similar ground conditions. A Member stated that the development was good for the village and worked well with its new

local plan. The application should be supported with the proposed changes to the conditions.

A proposal for approval was duly seconded and it was

**RESOLVED**

That, on completion and signing of the Section 106 agreement, the officers be given delegated authority 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 the submitted drawings received 16th June 2017 and amended site plan 6845.P2 SL03 revision E received 14th November 2017, 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. The strategy for the disposal of surface water (dated Sept 17, ref: 161208 CL-101 P4) and the Flood Risk Assessment (FRA) for the second phase of development shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.
4. None of the existing trees or hedgerow on the North and East site boundaries) with the exception of the trees identified for removal on plan 6845.P2 SL03 shall be uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedgerow removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season with trees and/or shrubs of a size and species which have previously been agreed in writing by the local planning authority.
5. No development shall commence or any materials, plant or machinery be brought on to the site until, full details showing the position of fencing to protect all trees and hedgerow(s), shown to be retained on the approved plan, have been submitted to and approved in writing by the local planning authority. The protective fencing shall comply with BS.5837, and shown to be erected 1 metre beyond the canopy spread of the trees and hedgerow(s) unless otherwise agreed in writing by the local planning authority.
6. No development shall commence until precise details of a scheme of hard landscape works, (which term shall include driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate), at a scale not less than 1:200 has been submitted to and approved in writing by the local planning authority.

7. No development shall commence until precise details (including plant species, numbers, sizes and plant spacing/densities) of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks and other operations as appropriate) at a scale not less than 1:200 have been submitted to and approved in writing by the local planning authority
8. The approved tree/shrub planting scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.
9. 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.
10. Prior to work commencing above damp proof course to the dwellings in phase 2 to which this approval of reserved matters relates, any such further details of the new permanent highway access to this phase shall be submitted to the Highway Authority via the Local Planning Authority in writing and agreed by the Local Planning Authority. This approved scheme shall be constructed to base course level and be available for deliveries before work proceeds above damp course level. Before occupation, the access shall be completed to final wearing course level.

**8 DC/17/4430/FUL – 20 EVERGREEN ROAD, LOWESTOFT**

The Area Planning and Enforcement Officer presented the application which sought approval for a small single storey rear extension to a semi-detached bungalow. The application was before Committee as it was a Council application on a Council owned property.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the street scene and other properties in the area that had been extended.

The Area Planning and Enforcement Officer advised that the extension was to form an additional bedroom which was of an appropriate scale and design that sat well, both within its immediate and the wider environment. There would be no impact on the amenities of the adjacent resident and the extension would not be over intrusive as the distance from this corner property to its boundaries acceptable. No objections had been received and approval was being recommended.

The Committee supported the officer's recommendation and 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 plans numbered 2226.17.1A.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that Order) (with or without modification), no windows shall be constructed in the western elevation of the extension hereby permitted, without the prior written consent of the Local Planning Authority.

The meeting concluded at 7.37pm.

Chairman