

Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft  
on **Tuesday, 15 January 2019** at **6.00pm**

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Members Present:

P Ashdown (Chairman), N Brooks, J Ceresa, M Cherry, G Elliott, J Ford, T Goldson, I Graham, M Ladd and C Rivett.

Officers Present:

L Beighton (Planning Development Manager), M Coupe (Senior Planning and Enforcement Officer), M Gee (Planning Officer), C Green (Senior Planning and Enforcement Officer), P Perkin (Development Management Team Leader), I Robertson (Area Planning and Enforcement Officer), M Seaman (Environmental Protection Officer) and S Carter (Democratic Services Officer).

In attendance:

Councillors Y Cherry and J Murray.

B Hunter (Environmental Health Officer) and A Reynolds (Environmental Protection Manager)

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Prior to the commencement of the meeting, the Chairman of the Committee paid tribute to Councillor John Groom, who had passed away suddenly the previous week. The Chairman advised that he had been shocked and deeply saddened by his passing as they had worked well together over the years.

Councillor Groom had made a valuable contribution to the district and, in particular, to the Planning Committee having been both Chairman and Vice Chairman of the Committee numerous times. He would be greatly missed.

All those present then took part in a minute's silence in memory of Councillor Groom.

**1 APPOINTMENT OF VICE-CHAIRMAN**

The Chairman explained that, with the passing of Councillor Groom, it was therefore necessary to appoint a Vice-Chairman for this Committee meeting. Councillor N Brooks was nominated. The proposal was duly seconded and it was

**RESOLVED**

That Councillor Brooks be appointed Vice-Chairman of the Planning Committee for this meeting only.

**2 APOLOGIES / SUBSTITUTES**

An apology for absence was received from Councillor Pitchers.

**3 MINUTES**

**RESOLVED**

(a) That the Minutes of the meeting held on 13 November 2018 be approved as a correct record and signed by the Chairman.

(b) That the Minutes of the meeting held on 11 December 2018 be approved as a correct record and signed by the Chairman.

**4 DECLARATIONS OF INTEREST**

Councillor Ashdown declared a Local Non Pecuniary Interest in Agenda Item 9 – DC/18/4762/FUL and DC/16/4837/LBC – The White House, The Street, Somerleyton, as being Ward Member. He advised that he would leave the table as he had been involved in getting the application to Committee and, after public speaking, he would leave the meeting and not participate in discussions or voting thereon.

Councillor Ceresa declared a Local Non Pecuniary Interest in Agenda Item 12 – DC/18/5066/ADN – Riverside, 4 Canning Road, Lowestoft, as being County Councillor for the area.

Councillor Goldson declared a Local Non Pecuniary Interest in Agenda Item 11 – DC/18/4992/FUL – 7 The Street, Wissett, as being County Councillor for the area.

Councillor Graham declared a Local Non Pecuniary Interest in Agenda Item 12 – DC/18/5066/ADN – Riverside, 4 Canning Road, Lowestoft, as being a Lowestoft Town Councillor.

Councillor Ladd declared a Local Non Pecuniary Interest in Agenda Item 10 – DC/18/4621/COU – Millennium Foundation Trust Land, Might's Road, Southwold, as Chairman of the Southwold Millennium Foundation. He advised that he would leave the table and speak on behalf of the application. After public speaking, he would leave the meeting and not participate in discussions or voting thereon.

Councillor Rivett declared a Local Non Pecuniary Interest in Agenda Item 12 – DC/18/5066/ADN – Riverside, 4 Canning Road, Lowestoft, as he was Chairman of the Communications and Branding Working Group. This declaration was made at the start of discussions on the item.

**5 DECLARATIONS OF LOBBYING**

No declarations of lobbying were made.

**6 APPEAL DECISIONS REPORT**

The report of the Head of Planning and Coastal Management advised the Committee that no appeal decisions had been received in November 2018.

**RESOLVED**

That the report concerning Appeal Decisions in November 2018 be noted.

**7 DELEGATED CHIEF OFFICER DECISIONS**

The report of the Head of Planning and Coastal Management informed Members of all the Chief Officer delegated planning decisions made during November 2018.

**RESOLVED**

That the report concerning the Chief Officer Delegated Planning Decisions made during November 2018 be noted.

**8 ENFORCEMENT ACTION – CASE UPDATE**

The report of the Planning Development Manager provided Members with a summary of all outstanding enforcement cases sanctioned under delegated powers or through the Committee up until 24 December 2018. There were currently seven cases.

**RESOLVED**

That the report detailing the outstanding Enforcement Matters up to 24 December 2018 be received.

**9 DC/17/1680/ARM – LAND SOUTH OF HALL LANE, OULTON**

The Development Management Team Leader presented the application which was for reserved matters of DC/01/9777/OUT, an outline application for a mixed use development comprising residential, neighbourhood shopping centre, community hall, primary school, play areas and a country park.

The current application before Members was for Phase 2 of the development for 220 dwellings, 50 of which would be affordable homes in accordance with the Section 106 Agreement. A number of amendments had been made to the layout which was now considered to be satisfactory. A decision on the application had been deferred in November 2017 for various reasons and in particular the transfer of land for the country park.

Members were shown an updated aerial view, photographs and location plans of the site and its surrounds including the red line drawing of the site which showed the area of the country park and views of Phase 1 showing house types and materials. The original plan had shared equity and that had been changed to intermediate housing. The tenure of affordable housing would be determined at a later stage. Further slides gave an indication of the street elevations and various house types including semi-detached, detached and terraced properties.

The Development Management Team Leader explained the key issues relating to layout and design, the compliance with the Section 106 Agreement and the transfer of land for the country park. The land contamination issues had been the subject of further investigations. Over the last year, the land had been further tested and the Council's Environmental Health

Team had confirmed that the site was now fit for transfer to the Council. Persimmon Homes had paid the monies that they were required to do and the transfer document was being finalised. The issues in the County Council's holding objection had been referred to in the report and approval was being recommended subject to the resolution of that objection and the transfer of land.

#### Questions to Officers

In response to specific questions relating to the operation of the country park and any contamination, the Development Management Team Leader explained that the necessary reports had now been submitted and the monitoring had shown that there was no significant contamination in the soil groundwater and no need for remediation. The relevant transfer document was just being finalised and handover was imminent. He further explained that the intention was to provide a resource to manage the park and employ a warden for 2½ days per week for a 10 year period; that would be financed out of the contributions made by Persimmon Homes. It was proposed that Waveney Norse would take on the management of the park after that period of time.

There would be engagement with the local community and consultation with the local parish council, schools and residents on its design and provision.

Reference was made to the level of contamination and clarification was sought on that and its remediation. Mr Seaman, the Council's Environmental Health Officer, joined the table and confirmed that the soil and land were in a condition to be transferred to the Council.

Referring to contamination of ground water, the Environmental Health Officer explained that the word significant had been taken from the relevant legislation, Part 2 of the Environmental Protection Act. Contamination was present as some of the land was part of the former landfill site. There had been four phases of investigation including soil samples, waste samples and samples of groundwater. A thorough investigation had been undertaken and the bore holes offsite had indicated there was some pollution from the former landfill; however, that particular part of the former landfill was outside of the development site. The nearest sensitive receptor was the marshes to the west and that would be naturally diluting and provide attenuation. The Environmental Health Officer confirmed that the Environment Agency was happy that no remediation needed to be carried out. Any contamination was not significant or causing harm at this moment in time. There would be no additional contamination into the marshes as there was only a small specific area of the former landfill that came within the actual development site.

The Development Management Team Leader confirmed that the application being considered was Phase 2. There would be a Phase 3, located adjacent to the country park.

#### Councillor J Murray – Ward Member

Councillor Murray acknowledged that many points had been covered in the officer's report and presentation. However, for several years now, she had been pursuing the proposal for getting the work completed and the park land transferred. The community was keen to make use of the country park. Whilst the tests for groundwater had been complete, there were still issues with the removal of soil when Phase 1 had been built and it having been deposited on site. There was evidence that soil had been moved from Woods Loke East

onto the country park and certification had not been forthcoming at that time. Councillor Murray expressed concern over the transfer of soil from scrappage, and the comment on page 54 of the report that soil was disposed elsewhere did not make it clear as to where the soil had been deposited. If soil was not fit to use on the country park, then any that had been deposited should be subject to relevant testing. It was important to ensure the transfer of the land for the country park occurred as soon as possible, but questions did need to be satisfactorily answered.

#### Mr C Sperrin - Applicant

Mr Sperrin thanked Members for being given the opportunity to speak on the application. He understood that Phase 2 of the application was not an issue, but the lack of progress on the country park was a major concern. Whilst accepting that it was not in anyone's interests to delay the works, he accepted that Persimmon had been at fault within their internal communications. The transfer was now fundamentally complete, the relevant documents were with both solicitors to agree the precise wording for the agreement. It was considered to be a good development in the area providing much needed new homes. The engineering and design works and pre-development conditions had been agreed and he requested Members approve the application.

#### Questions for Applicant

Members asked specific questions relating to:

- Spreading of waste soil on the country park site.
- Clean soil on site.
- Phase 2 works not commencing until after the land transfer.

Mr Sperrin confirmed that there had, unfortunately, been a lack of communication. The clean top soil from Phase 2 was moved to the country park and all sub-soils had been taken off site. He anticipated that the transfer of the land should be complete by the end of the week, at which point Persimmon would have no further responsibility. Although there were some sensitivities, he had not been aware of certain decisions that had been taken on site. It had been necessary to agree the specification and by giving consideration to ensuring less pollution and addressing cost effective objectives, the clean soil had been deposited on the country park site. Mr Sperrin confirmed that Phase 2 works would not commence until after the transfer of the land for the county park.

#### Questions to Officers

In response to a Member's comment that there was no condition in the recommendation in the report that related to the delivery of the country park, the Development Management Team Leader confirmed that the detail covering the country park and Section 106 Agreement had been contained in the outline consent.

#### Debate

Members were generally of the opinion that the application should be approved; however, no approval should be given until after the relevant transfer documents had been signed. A Member questioned the Council's vision for the country park and how many years it would

take to provide the facility. Comment was made that the specific details were probably contained in the outline application. The Committee supported the proposal that the developer should not commence works until the country park land had been transferred and it was important to make sure the Parish and County Councils were aware when the transfer had taken place.

The Planning Development Manager confirmed that the recommendation in the report advised approval once the delivery of the country park had been satisfactorily resolved. She confirmed that all Planning Committee Members could be advised when the transfer document had been signed.

On the understanding that no works on Phase 2 could commence until the Council had proof of signature on the land transfer, it was unanimously

**RESOLVED**

That the Head of Planning and Coastal Management be authorised to determine the application with approval being granted, subject to a satisfactory resolution regarding the delivery of the country park and the following conditions:

1. The development hereby approved shall be begun within the time limits specified on the outline planning permission and is subject to any conditions imposed thereon.
2. The development hereby permitted shall be constructed in all respects strictly in accordance with:

Dwg. No. WM2-PL02 Rev H received 6 December 2018, WM2-PL03 Rev A received 10 October 2017; and WM-PRoW-04 Rev B received 20 November 2018;

Dwg. Nos. WM2-PL01, WM2-EL01, WM2-EL02, WM2-EL03, WM2-EL04, WM2-EL05, WM2-EL06, WM2-EL07, WM2-EL08, WM2-EL09, WM2-EL010, WM2-EL011, WM2-EL012, WM2-EL013, WM2-EL014, WM2-EL015, WM2-EL016, WM2-EL017, WM2-EL018, WM2-EL019, WM2-EL020, WM2-EL021, WM2-EL022, WM2-EL023, WM2-EL024, WM2-EL025, WM2-EL026, WM2-EL027, WM2-EL028 and WM2-EL029 received 8<sup>th</sup> May 2017;

OAS/15-138-AR01 and OAS/15-138-TS02 received 8<sup>th</sup> May 2017.

E3536-WMOB-mjl-dsreport-rev 1 (March 2017) and E3189-WMOB-mjl-frareport-rev 2 (July 2016) received 8<sup>th</sup> May 2017.

MW2 Materials Schedule received 26 November 2018

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 recommendations of the Environmental Noise Assessment (Ref. LA/1547/01L/ML) shall be implemented in full.

4. No development 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.
5. No building 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 1 and the provision made for analysis, publication and dissemination of results and archive deposition.
  6. Any conditions recommended by the Highway Authority, Rights of Way and Flood and Water Management.

**Note:** At this point in the meeting, the Chairman left the table and the Vice-Chairman took the chair at 6.43pm.

#### **10 DC/18/4762/FUL AND DC/18/4837/LBC – THE WHITE HOUSE, THE STREET, SOMERLEYTON**

The Senior Planning and Enforcement Officer presented the application which was for a replacement first floor extension to create two bedrooms and bathroom. The application was before Committee as a result of Member call-in.

The Senior Planning and Enforcement Officer explained that the building had been listed in 1987. The house was originally an L-shaped plan, 18<sup>th</sup> century in parts with an early 19<sup>th</sup> century façade. In the 20<sup>th</sup> century, a two storey part had been developed in between the wings and on a later date, permission had been granted for a ground floor extension to the kitchen creating what could be considered to be alien features. The application for consideration proposed to extend the building by infilling completely to two storey height and have a hipped roof with a slightly reduced eaves height set behind a small parapet.

Members were shown an aerial view, photographs and location plans of the listed house, the site and its surrounds including the flat roof extension, views of the dwelling across the pond and a montage and illustrations of the proposals.

The Senior Planning and Enforcement Officer explained that the revised proposal still had a negative impact on the listed building because the infilling would prevent the historic form being clearly appreciated; the window heads were high and appeared to be as dominant as the rest of the structure; the first floor windows appeared to be larger than those on the ground floor disturbing the usual hierarchy of windows leaving the proposal to be visually uncomfortable and incongruent; and the proposal caused harm to the significance of the listed building. Although there had been one letter of support, the application should be refused.

Mr R Wilde – Ashby, Herringfleet and Somerleyton Parish Council

Mr Wilde explained that he was Chairman of the Parish Council's Planning Committee and this was the third time an application had come forward. It was supported by local residents and it should be approved as there was no reason for refusal. The Applicant had followed advice from the Planning Officer and his application was still for refusal. The current building was not an outstanding example of style; the demolition of the portico and addition of castellations had been previously approved by the Committee. Those changes had been made and the dwelling was, in fact, not now a complete building of a particular style. The previous changes had set a precedent and there was doubt over the original footprint. The proposal now for consideration would make the building more unified and the Parish Council was recommending the application should be approved.

Councillor P Ashdown – Ward Member

Councillor Ashdown explained that the original building dated back to the 1600s, a large detached listed dwelling with outstanding views. The White House only had three usable bedrooms and the proposed extension would provide two additional bedrooms, one en-suite, and a refurbished bathroom. The 2002 extension had altered the footprint of the property and the proposed new extension would not affect the footprint. The application would provide a hipped roof, with matching ridge tiles, and sash windows of good quality. There would be additional ventilation in the kitchen which was currently only via the stable door. The proposal blended in well and actually enhanced the street scene. Councillor Ashdown explained that the local residents were in full support. He fully supported the application which would make the White House into a good family home; the proposal enhanced the property and street scheme and improved the character of the dwelling. Councillor Ashdown asked Members to give their support to the application and grant approval.

Mr C Morris - Applicant

Mr Morris explained that he had been local for 25 years and had lived in the White House for three years. He considered he had an objective opinion and the current application was not a hasty decision but a carefully considered view which would make improvements to the dwelling. At the present time, they struggled to accommodate visitors and family hence the need for two additional bedrooms. The proposal would remove the breeze blocks and flat roof, neither of which were in keeping with the building. Certain parts were uninsulated and

they would be removed and the windows improved. Mr Morris confirmed that the original footprint circa 1650 was rectangular, not L-shaped; that had changed over the years. The listing of the building in 1987 had considered the front of the house and the current application was to change the rear of the building. He confirmed that locals and the Parish Council supported the application and he requested approval. In his opinion, the reasons for refusal were not valid as they had not been used for the 2002 application.

Mr Morris advised he was accompanied by Mr A Middleton, Architect and Mr M Brackenbury, Historic Buildings Consultant, who were available to answer any questions.

### Questions

Members asked specific questions relating to:

- Type of extension.
- Use of reclaimed tiles.
- The dormer window.

Mr Morris confirmed that the extension would be in-keeping and of a similar design but not identical. The tiles and ridge tiles were reclaimed. He agreed the dormer window was not vertical but it was identical to another on the other side of the building.

**Note:** Councillor Ashdown left the meeting at 7.00pm.

### Questions to Officers

In response to questions relating to the windows, the Senior Planning and Enforcement Officer confirmed that the windows were fairly similar and made reference to the proportions and particularly to those in Georgian buildings. He referred to the established principle of smaller windows the further up a building and explained that as the existing kitchen windows were in place, it might be better to reduce the upper windows.

### Debate

Members were broadly supportive of the proposal and that delegated authority could be granted to enable the windows to be improved and be acceptable to the Conservation Team. The works proposed in the application would, overall, improve the building.

Should Members be minded to approve the application, the Planning Development Manager displayed on the screen a set of draft conditions that could be used. The Committee agreed that this major change to the original dwelling would actually improve the building and, subject to the relative size of the windows being addressed, contrary to the officer's recommendation, it was unanimously

### **RESOLVED**

That, contrary to the officer's recommendation, permission be granted subject to the following conditions:

Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details:

- Details of roof tiles, including material, profile and colour.
- Details of walling material and finish.
- Large scale joinery details of all new windows, including material, finish, glazing, ironmongery and method of opening.
- Large scale details of eaves.
- Details of the location, size, material and appearance of any mechanical ventilation/ extractor fan terminals
- Details of any external soil, vent and waste pipes including location, and materials and colour.
- Details of material, profile and colour of Rainwater goods (these to be in a cast metal contrary to upvc noted in the combined application form).

**Note:** The Chairman returned to the chair and Councillor Ladd left the table at 7.11pm.

**11 DC/18/4621/COU – MILLENNIUM FOUNDATION TRUST LAND, MIGHTS ROAD, SOUTHWOLD**

The Senior Planning and Enforcement Officer presented the application which was for a change of use of land to include a visitor information centre, a community garden and public car park. The application had been referred to the Committee because the applicant was a Member of the Council.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the current access which would be widened, the proposed layout, elevations of the proposed visitor centre, views along Might's Road and towards Reydon and Buss Creek, the proposed pedestrian access, and existing tree belt on the site, which itself was in the Area of Outstanding Natural Beauty (AONB).

The Senior Planning and Enforcement Officer drew attention to the update sheet, a copy of which had previously been circulated and was tabled at the meeting. If approval was granted, condition 8 would be amended and Southwold Town Council had further commented that the provision of electric car charging points should be a condition of any planning consent granted.

The Committee was advised that the site was alongside Might's Road, the principal route into Southwold and formed part of land in the ownership of the Southwold Millennium Foundation, a charitable trust whose aim was to work for the common good. That organisation ran the Hall on the opposite side of the road. The proposal would turn the site into a valuable community asset, offering a visitor point providing information about walking, cycling, history and local interest, a public car park and a community garden and wildlife area. The facilities could be used as a learning resource for local schools and other groups. The pay and display car park would provide much needed public parking, as well as permit parking for local residents.

The Senior Planning and Enforcement Officer referred to policies CS13 and CS14 and explained that the car park was an appropriate use for the site. The design would only have

a limited impact on the area and drainage and flood risk could be mitigated. There were no issues affecting the ecology and County Highways had no objections regarding transport and access. As the proposed uses of the site would improve facilities that benefited both local residents and visitors to Southwold without causing significant harm to the character of the area and the visual qualities of the AONB, the application was being recommended for approval subject to the receipt of further details regarding surface water drainage and controlling conditions. Whilst it might be ideal to provide charging points for vehicles, costs had indicated that installation would be very expensive and the Applicant was investigating the possibility of grant funding. She did not consider non-provision was a valid reason for refusal; if Members were minded to approve the application, an informative could be added to encourage provision of electric charging points.

#### Mr M Ladd - Applicant

Mr Ladd confirmed that he was one of eight trustees and Chairman of the Foundation Trust, which had been set up in November 2000 with the aim of working for the common good of Southwold. The Trust had rebuilt the Stella Peskett Hall which had six parking spaces; that was an insufficient number for large events such as a wedding reception. The Southwold Town Council had gifted the land to the Trust and it had been operating as a busy car park on bank holidays. The charge of £3 per day had gone into the funds of the Trust which was a registered charity. A funding application for the visitor centre would be submitted and that needed this planning permission to support it. Mr Ladd confirmed that the overflow car park had previously proved to be beneficial at busy times and on the bank holidays; its location was a park and stride distance being just 15 minutes walk to everything in the town. To clarify, the site had not been flooded in 1953 and as all spaces were not needed on a permanent basis, half the area would be grassed so could also be used for community events. The officer's report covered all relevant matters and the Committee was requested to approve the application.

#### Questions

Members asked specific questions relating to:

- Electric charging points.
- Access and traffic congestion.
- The pillbox on the edge of the site.

Mr Ladd confirmed the Trustees had discussed charging points as they were keen to make the site environmentally friendly. However, the Trust was a Charity and the cost, including the laying of cables, was quite prohibitive at around £20,000. Although charging points would be ideal, costs would need to be sustainable. He pointed out that Adnams provided some charging points in the town. The access splay would be around three cars wide and there would be less congestion than the temporary car park as cars would drive in, park and then pay, rather than paying at the entry point. The pedestrian access was separate from the vehicles. The WWII pillbox had been cleared out and was found to be in perfect condition. It was protected by a locked door and could now be used for storage and for educational purposes.

**Note:** Councillor Ladd left the meeting at 7.32pm.

Questions to Officers

In response to questions relating to the height of the proposed visitor centre, the Senior Planning and Enforcement Officer explained that the height of the building would be 3m above the finished floor level which was set at 2.75m Above Ordnance Datum (AOD). Planning permission had not been needed for the current storage of builders' equipment and materials as it was classed as a temporary use only.

Debate

Members supported the proposal but would not wish to see the scheme stopped due to the lack of provision of electric charging points. Comment was made that with hybrid cars becoming more available, electric charging points would soon be classed as out of date technology. If Southwold Town Council was recommending charging points, that Council should be requested to give consideration to funding such a proposal.

The Planning Development Manager explained that there would be a policy in the new Local Plan relating to electric charging points but such a policy was not in the existing Local Plan. She suggested that Members include such an aspiration as an informative, not a condition, so as not to put a halt to the proposed development. This was agreed by the Committee and it was

**RESOLVED**

That permission be granted subject to the issues raised by SCC Flooding Authority being satisfactorily addressed, an informative relating to car charging points 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 be completed in all respects strictly in accordance with the submitted drawings received 07/11/18, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
3. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with drawing 17/05/03, and with a minimum entrance width of 5.5 metres. Thereafter the access shall be retained in the specified form.
4. The use shall not commence until the area within the site shown on drawing 17/05/03, for the purposes of manoeuvring and parking of vehicles have been provided and thereafter it shall be retained and used for no other purposes.
5. Details of any lighting shall be submitted to and approved in writing by the Local Planning Authority before it is installed. Development shall be carried out in accordance with the approved details.

6. The recommendations in the submitted Ecological Report regarding avoidance, mitigation and enhancement shall be completed in full.
7. Prior to the commencement of the use hereby permitted a Flood Response/Evacuation Plan shall be put in place, the details of which shall first be agreed in writing with the Local Planning Authority.
8. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:
  1. Finished ground floor levels are set no lower than 2.75 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

9. No development shall commence until a scheme for the provision and implementation of a surface water disposal system with oil, grit and petrol interceptors, has been submitted to and approved in writing by the Local Planning Authority.
10. Details of all external materials to be used shall be submitted to and approved in writing before building works commence.
11. None of the existing trees or hedgerow on the site 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.
12. Before the installation of any fencing or other means of enclosure or any signage details shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.

**Note:** Councillor Ladd returned to the meeting at 7.41pm.

## **12 DC/18/4992/FUL – 7 THE STREET, WISSETT, HALESWORTH**

The Area Planning and Enforcement Officer presented the application which was for the replacement of the front door and two front windows to the property which was situated in the Wissett Conservation Area and noted as being a building of local importance within the Conservation Area Appraisal. The application was before Members as the applicant was a Member of the Council.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the street scene, the proposed front elevations and joinery details.

The proposal was for two oak sliding sash windows with a natural oiled finish in an 8 over 8 pattern. The windows would be double glazed and the door would be a panelled door with matching finish. The replacement of windows in a Conservation Area took into account the advice contained in the Built Heritage and Design SPD which provided a points based system to provide guidance in determining such applications, full details of which were contained in the report.

The Area Planning and Enforcement Officer explained that the proposal showed the replacement of the windows and door would be of good quality and were of a suitable design that would have no negative impact on the Conservation Area. The proposal was considered to enhance the character and appearance and was therefore recommended for approval.

#### Debate

Members accepted the proposal and there being no further debate, 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 completed in all respects strictly in accordance with drawing nos. E1-Proposed South Elevation and SS2–Sash elevation, sash section, door elevation received 04 December 2018, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

#### **13 DC/18/5066/ADN – RIVERSIDE, 4 CANNING ROAD, LOWESTOFT**

**Note:** Prior to the start of discussions, Councillor Rivett declared a Local Non Pecuniary Interest in this item as he was Chairman of the Communications and Branding Working Group.

The Planning Officer presented the application which was for non illuminated advertisement consent to allow for the provision of a corporate sign for the new East Suffolk Council. It would replace the current Waveney District Council logo on the front of the Riverside building with the new East Suffolk Council logo. The application was before the Committee as the applicant was the District Council.

Members were shown the existing and proposed logos on the elevation of the building.

The Planning Officer explained that the proposed signage respected the character and appearance of the locale, the amenity of neighbouring residents and would have no adverse safety implications. As such, the principle and detail of the development was considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework. As such, the application was recommended for approval.

Debate

Members commented that the design and size looked less prominent and smaller than the existing logos on the building. The Planning Development Manager advised that the design would be bolder than that shown on the elevation drawing. The Committee was reminded that the new logo for use on letterhead and building signs had been presented to, and agreed, by Shadow Council.

There being no further discussion, 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. Where any advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.
5. The development hereby permitted shall be completed in all respects strictly in accordance with drawing nos. 1, received 12/10/2018, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

The meeting concluded at 7.47pm.

Chairman