



# Saxmundham Town Council

All Members of the **Planning and Development Control Committee** are summoned to attend a meeting on

**Wednesday 7 July 2021 at 6pm in the Market Hall, Saxmundham.**

- 1) Apologies for Absence  
To receive apologies for absence.
- 2) Pecuniary/Non-Pecuniary Interests  
Councillors to declare any Pecuniary or Non-Pecuniary Interests and Consideration of any requests for dispensation. Notwithstanding this item, Members may subsequently declare an interest at any point in the meeting.
- 3) Minutes of the Previous Meeting  
To receive and approve the minutes of the meeting held 16<sup>th</sup> June 2021.
- 4) Open Forum  
To invite the public to comment on any item on the agenda. The public may not join in the meeting itself.

5) To consider the following planning application

Planning ref	Application date	Response deadline	Applicant name and site address	Proposal
DC/21/2939/TPO	22 June 2021	13 July 2021	Ash tree on council land behind 11-17 Ashfords Close.	T1 Ash Tree on council land to rear of 11-17 Ashfords Close, Weak lower union, encroaching heavily over the 3 private gardens, Reduce the crown all round by 30% to maintain safety and manage crown in relation to properties.
DC/21/2837/VOC	28 June 2021	19 July 2021	43 High St.	VOC to planning consent given in 2014 to change property from office to fish and chip shop – changes to agreed extraction/ventilation system

6) To note any recent decisions on planning applications by East Suffolk Council.

7) Date and time of next meeting.

**J. Morcom**

**Assistant Clerk to Saxmundham Town Council** Tel: 01728 604595 Email: [assistanttownclerk@saxmundham-tc.gov.uk](mailto:assistanttownclerk@saxmundham-tc.gov.uk)

**Date: 1<sup>st</sup> July 2021**





# Saxmundham Town Council

## Minutes of the Meeting of the Planning & Development Control Committee 6.00 PM 16<sup>th</sup> June 2021 in the Market Hall

**Councillors:** Cllr. J. Fisher (Chair) Cllr. C. Hawkins Cllr. N. Hiley

**Also Present:** J. Morcom (Assistant Town Clerk (ATC))

**28/21PD** Apologies for absence  
None have been received.

**29/21PD** Pecuniary/Non-Pecuniary Interests  
None.

**30/21PD** Minutes of the Previous Meeting held 2<sup>nd</sup> June 2021  
Cllr Hiley pointed out that he had not declared a non-pecuniary interest as he was not a member of Ipswich Building Society. The minutes were amended by hand to reflect this amendment. **It was then unanimously RESOLVED to approve the minutes of the meeting held on 2<sup>nd</sup> June 2021.** The minutes were signed.

**31/21PD** Open Forum  
No members of the public had joined the meeting.

**32/21PD** Planning Applications  
DC/21/2598/FUL: 5 Manor Gdns, Two-Storey Rear Extension and Replacement of Existing Roofs  
IP17 1ET: to Single-Storey Entrance Hall, Playroom and Garage.

**It was unanimously RESOLVED to support the application as the proposed design seemed rational and sympathetic to the design of the house.**

**33/21PD** Recent Planning Decisions. – none to report.

**The next meeting of the Planning and Development Control Committee will be at 6pm on Wednesday 7<sup>th</sup> July 2021.**

**The meeting closed at 6.15 p.m.**

**Jennifer Morcom, Assistant Clerk to Saxmundham Town Council  
The Town House, Station Approach  
Saxmundham, IP17 1BW**

Signed \_\_\_\_\_ Date \_\_\_\_\_





**Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.**

**Town and Country Planning Act 1990**

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Trees Location**

Number	
Suffix	
Property name	Street Record
Address line 1	Ashfords Close
Address line 2	
Address line 3	
Town/city	Saxmundham
Postcode	IP17 1WB

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Easting (x)	637936
Northing (y)	263626

Description	
-------------	--

**2. Applicant Details**

Title	
First name	
Surname	Thomas
Company name	
Address line 1	11-17 Ashfords Close
Address line 2	
Address line 3	

## 2. Applicant Details

Town/city	Saxmundham
Country	
Postcode	IP17 1WB
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	
Secondary number	
Fax number	
Email address	

## 3. Agent Details

Title	
First name	Paul
Surname	Thomas
Company name	Elite Tree Services (EA) Ltd
Address line 1	306 Main Road
Address line 2	Kesgrave
Address line 3	
Town/city	Ipswich
Country	United Kingdom
Postcode	IP5 2PS
Primary number	
Secondary number	
Fax number	
Email	

## 4. What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?  Yes  No

Do you know the Tree Preservation Order reference number(s)  Yes  No

### For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application **MUST** be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall  Yes  No

If Yes, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

#### 4. What Are You Applying For?

2. Alleged damage to property - e.g. subsidence or damage to drains or drives.

Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?

Yes  No

#### Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')?

Yes  No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Tree Plan attached

#### 5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan); and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
  - Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.
- e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

T1 Ash Tree on council land to rear of 11-17 Ashfords Close, Weak lower union, Encroaching heavily over the 3 private gardens, Reduce the crown all round by 30% to maintain safety and manage crown in relation to properties.

#### 6. Tree Ownership

Is the applicant the owner of the tree(s)?

Yes  No

#### 7. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

#### 8. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

18/06/2021





306 Main Road, Kesgrave, Ipswich, IP5 2PS  
Tel: 01473 635193  
FAX: 01473 333489  
Email: info@elitetrees.co.uk  
Website: www.elitetrees.co.uk

17<sup>th</sup> June 2021

Tree Location Plan – 11 Ashford Close, Saxmundham, IP17 1WB



LAND TO BEAR OF:  
11/15 ASHFORDS CLOSE  
SAXMUNDHAM  
IP17 1WB.

T1 ASH

TREE SURGERY, SITE CLEARANCE, LANDSCAPING, FENCING, GROUNDS MAINTENANCE, STUMP GRINDING, FORESTRY CONSULTANCY & CONTRACTING  
Elite Tree Services (East Anglia) Ltd VAT Registration No. 750 6983 07. Company Reg. 4654922







# PLANNING PORTAL

## Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990.

### Planning (Listed Buildings and Conservation Areas) Act 1990

#### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

#### Local Planning Authority details:



EASTSUFFOLK COUNCIL

#### Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

#### 1. Applicant Name and Address

Title:	MR	First name:	P
Last name:	PEMBERTON		
Company (optional):			
Unit:		House number:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

#### 2. Agent Name and Address

Title:	MR	First name:	Jeremy
Last name:	HAWCOCK		
Company (optional):	JTHAWCOCK & ASSOCIATES LTD.		
Unit:		House number:	11
House name:	HEATHFIELD		
Address 1:	MAETLESTRAVE HEATH		
Address 2:			
Address 3:			
Town:	IPSWICH		
County:	SUFFOLK		
Country:			
Postcode:	IP5 3UB		

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:   
House name:   
Address 1:   
Address 2:   
Address 3:   
Town:   
County:   
Postcode (optional):   
Description of location or a grid reference. (must be completed if postcode is not known):   
Easting:  Northing:   
Description:

### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

### 5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

**VARIATION OF PLANNING CONDITIONS FOR RETROSPECTIVE FITTING OF EXTRACT VENTILATION EQUIPMENT.**

Reference number:  Date of decision (DD/MM/YYYY):  (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1.	COND. 2	6.
2.	COND. 5	7.
3.	COND. 6	8.
4.		9.
5.		10.

Has the development already started?  Yes  No

If Yes, please state when the development started (DD/MM/YYYY):  (date must be pre-application submission)

Has the development been completed?  Yes  No

If Yes, please state when the development was completed (DD/MM/YYYY):  (date must be pre-application submission)

### 6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

**Please refer to attached Statement.**

**7. Ownership Certificates and Agricultural Land Declaration (continued)**

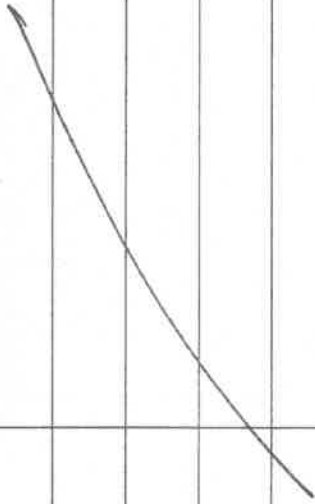
**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
  - All reasonable steps have been taken to find out the names and addresses of the other owners\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.
- \* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
- \*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served
		

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
  - All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.
- \* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.
- \*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



**7. Ownership Certificates and Agricultural Land Declaration**

One Certificate A, B, C, or D, must be completed with this application form  
**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**  
 I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.  
 \*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11 / 06 / 2021

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.  
 \*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant

Address

Date Notice Served


Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### 8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies\* of a completed and dated application form:

The original and 3 copies\* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

The original and 3 copies\* of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

\*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

### 9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11/06/2021

(date cannot be pre-application)

### 10. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

### 11. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

07775905767

Country code:

Fax number (optional):

Email address (optional):

### 12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

If Other has been selected, please provide:

Agent

Applicant

Other (if different from the agent/applicant's details)

Contact name:

Telephone number:

Email address:





## Environmental Protection - Planning Consultation Response

Date Received: 28.06.2021

Responded:30.06.2021

Our ref: 21/05225/PLNAPP

**ORMAS**

Your Ref: DC/21/2837/VOC

RE: 43 High Street, Saxmundham, Suffolk, IP17 1AJ,  
Proposal: Variation of Conditions 2, 5 & 6 of DC/14/02225/FUL - Change of use of Office (A2) to Fish and Chip Shop (A5).  
File ref: DC/21/2837/VOC

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Thank you for your consultation regarding the proposed development above. The Environmental Protection Team's comments are given below.

Please note, the comments provided below reflect our views on the aspects of this proposed development which may need to be the subject of detailed planning conditions. These comments are not intended to be transposed into conditions verbatim without first being reviewed to ensure they are:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects

### **1. Insufficient information to discharge conditions**

It does not appear that the filtration equipment has been installed as per the diagrams supplied with the previous planning application.

The noise rating curves document (dated 07/05/1996) provided is not sufficient evidence to determine that nearby receptors will not be adversely affected by the noise from the ventilation.

The discharge point appears to be less than 3 feet above roof level and has a curve at the top, directing towards the roof. Therefore, the noise and odour from the filtration equipment is likely to be directed downwards rather than up and away from receptors, which could potentially give rise to complaints.

I am therefore not in a position to recommend discharge of these conditions at this time.

### **2. Fire Safety**

There is required to be 60 minutes fire separation between the commercial and residential parts of a building; the presence of the chimney through the flat will undoubtedly compromise this.

I would therefore recommend that Suffolk Fire and Rescue Service are consulted in regards to this matter.

### **3. BS4142 Required**

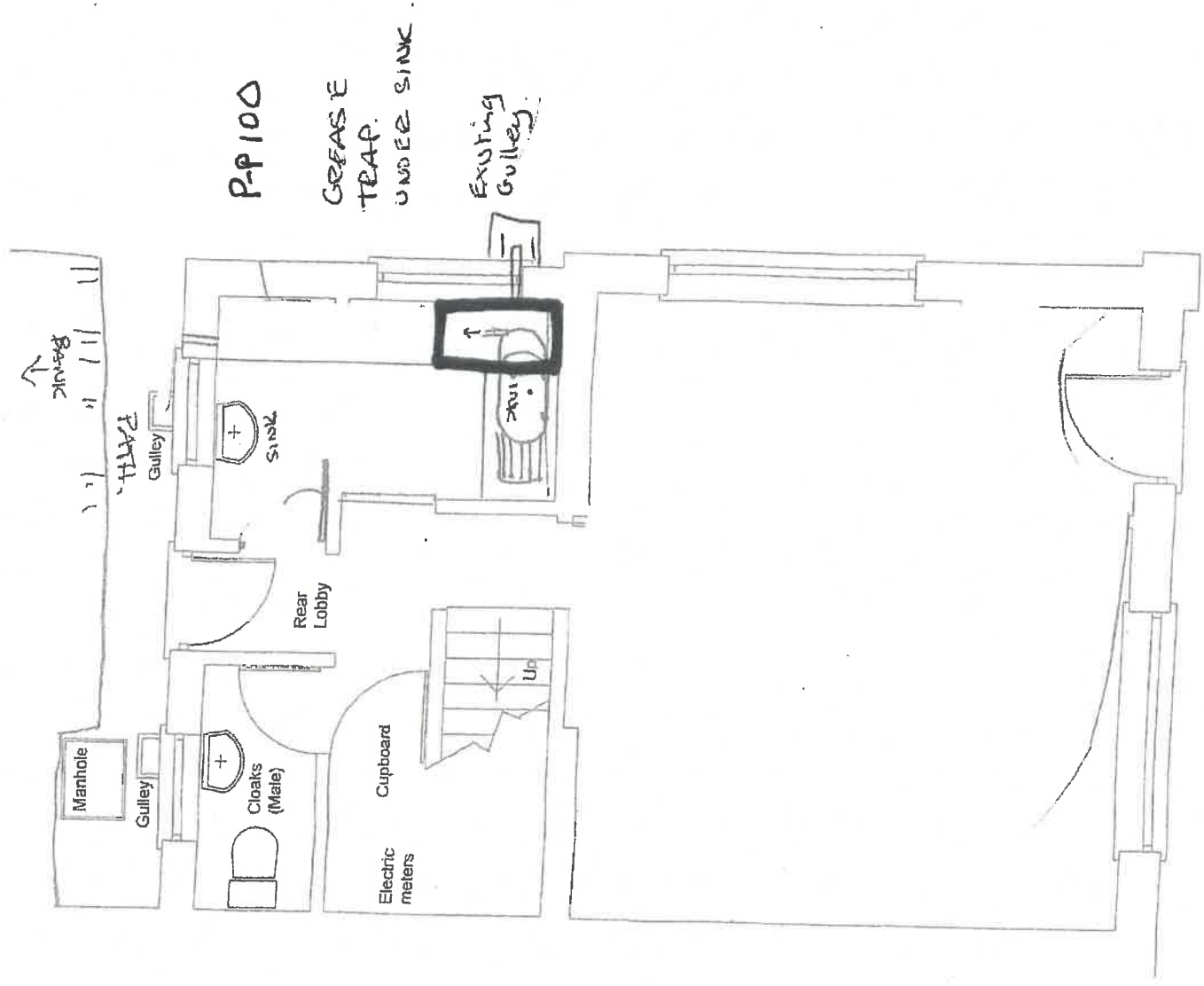
Noise from fixed plant or machinery (e.g. heat pumps, compressors, extractor systems, fans, pumps, air conditioning plant or refrigeration plant) can be annoying and disruptive. This is particularly the case when noise is impulsive or has tonal characteristics. A noise assessment should therefore be submitted to

include all proposed plant and machinery and be based on BS4142:2014. A rating level (LAeq) of at least 5dB below the typical background (LA90) should be achieved. Where the rating level cannot be achieved, the noise mitigation measures considered should be explained and the achievable noise level should be identified and justified.

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Regards,  
Environmental Health Officer

DC/21/2837/VOC.



**Ground Floor Plan**

REVISED INTERNAL LAYOUT.  
 TO PREPARE SHOWING POSITION  
 OF SINK AND GREASE TRAP.  
 DWG 002.





**PLANNING PERMISSION**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**  
**TOWN AND COUNTRY PLANNING ACT 1990**

DC/14/0225/FUL

**Agent**

Mr Jeremy Hancock  
Jeremy Hancock & Associates  
Office 2 The Barn  
Decoy Farm  
Church Road  
Melton  
Woodbridge  
IP13 6DH

**Applicant**

Mr P Pemberton  
C/o J Hancock And Associates  
Office 2  
The Barn  
Decoy Farm  
Old Church Road  
Melton  
Suffolk  
IP13 6DH

**Parish**

Saxmundham

**Date Valid**

22nd January 2014

**Proposal:**

Change of use of Office (A2) to Fish and Chip Shop (A5).

**Site:**

43 High Street, Saxmundham, Suffolk

**PERMISSION IS HEREBY GRANTED** by **SUFFOLK COASTAL DISTRICT COUNCIL** as Local Planning Authority for the purposes of the **TOWN AND COUNTRY PLANNING ACT 1990**, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the Council has given due weight to all material planning considerations including policies within the development plan as follows:

SP25 Saxmundham (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)  
DM21 Design: Aesthetics (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)  
DM22 Design: Function (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)  
DM23 Residential Amenity (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)  
SP9 Retail Centres (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)

**Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. All extract ventilation shall be vented via a system of removable washable filters in the cooker hood, a fine filter and a Purified Air UV-O-1000 odour control unit as detailed on Drawing No 2 - Position of filtration equipment. The air shall continue through a ducting system and fan as detailed, to discharge at the rear (West elevation) of the building, via a flue as shown on the plan 'Proposed Arrangement', dated November 2013, drawing number 432-02. This system shall be operational prior to the commencement of cooking activities. Only this system shall be installed and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
- Reason: For the avoidance of doubt as to what has been considered and approved and in the interests of amenity and protection of the local environment.
3. Hours of opening shall be - Monday to Sunday 11.00 until 22.00 hours, unless otherwise agreed in writing with the Local Planning Authority.
- Reason: In the interests of amenity and the protection of the local environment.
4. The residential flat at first floor level shall only be occupied by the owner or employee of the ground floor use, unless otherwise agreed in writing by the local planning authority.
- Reason: In the interests of residential amenity.
5. Before the installation of any extract ventilation system, air conditioning, refrigeration equipment, and any other fixed plant, details of the equipment, its location, acoustic housing and any vibration isolation measures, together with the projected noise levels at the boundary of the property, shall be submitted to the Local Planning Authority and only approved plant shall be installed and retained in the approved form thereafter.
- Reason: In the interests of amenity and the protection of the local environment
6. Prior to the commencement of building works and/or alterations, a scheme shall be submitted to the Local Planning Authority for approval for a grease trap system to prevent the release of fats and grease from the premises kitchen to the drainage system. Only the approved scheme shall be installed and shall be retained in the approved form thereafter.
- Reason: In the interests of amenity and protection of the local environment and to prevent pollution of the water environment.

**Informatives:**

1. The proposal does not approve any alterations to the shop front or any the erection of signage which should be appropriate to this location in the Conservation Area.



Head of Planning Services

Date: 13th March 2014

**PLEASE READ NOTES BELOW**

**Note**

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

**Note**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to conditions, he may appeal to the First Secretary of State. The applicant's right to appeal is in accordance with the appropriate statutory provisions which follow:

Planning applications: Sections 78 and 79 Town & Country Planning Act 1990

Listed Building applications: Section 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990.

Advertisement applications: Section 220 and 221, Town and Country Planning Act 1990 Regulation 15 Town & Country Planning (Control of Advertisements) Regulations 1989.

2. **Notice of appeal** in the case of applications for advertisement consent must be served within **two months** of the date of this notice. Householder planning applications must be served within **twelve weeks** of the date of this notice. In all other cases, notice of appeal must be served within **six months** of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Registry/Scanning Room, 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; or online at <http://www.planningportal.gov.uk/planning/appeals/>. The Planning Inspectorate website can be viewed at <http://www.planning-inspectorate.gov.uk/>.

3. The First Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

4. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development or works which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 116 of the Town and Country Planning Act 1990.





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Location Map



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Scale 1:1250

Supplied By: Suffolk Coastal District

Serial number: 001132328

Plot Centre Coordinates: 538624, 263273

