

LEVINGTON AND STRATTON HALL PARISH COUNCIL PLANNING MEETING

COUNCILLORS' AIDE MEMOIRE for Thursday 10th August 2023

Introduction

Deben Inns in conjunction with Adnams Brewery are seeking permission for alterations and extensions to provide additional dining and upgraded kitchen facilities and an outdoor seating area.

Consultees

Walnut Tree Cottage, Church Lane, Levington

1 - 2 Gun Hill Cottages, Church Lane, Levington

Hill Cottage, Church Lane, Levington

Consultee Concerns

Increased Traffic

The number of potential increased customers' needs to be addressed, Levington has had numerous issues with speed on very narrow roads with poor visibility and little or no footpaths. There are many walkers and horse riders. The impact of doubling the capacity of the seating areas will obviously affect the lanes.

Parking and Concealed Entrance

The increase is potentially another 520 customers per day based on two sittings obviously this will alter dependant on the season, however there isn't the capacity in the current car park for this level of customers. Increased staffing, which is beneficial to the economy, these staff will not be employed from Levington due to the age range of employment within hospitality. This will also impact the amount of spaces in the car park, it has been submitted that staffing levels will increase by 50% taking staff up to 45 cars over a weekly period.

Noise levels on the gravel affects residents at all times of the day along with doors slamming. The Ship's entrance is on a blind corner with very little visibility on the bend, only one vehicle can enter and depart the car park at any one time, causing a bottle neck on a dangerous bend.

Environment

The Ship is situated in AONB and plays a big part of Levington's beauty, it is a stunning building and has a prominent position next to St Peters Church. The increased number of people visiting Levington impacts the fragile infrastructure of the footpaths and number of dog walkers who do not clear up after their dogs. The Ship has removed the litter bin from outside the property.

**Planning Application DC/23/2694/FUL and DC/23/2695/LBC – The Ship P/H Church Lane, Levington,
Suffolk IP10 0LQ**

Lighting

There doesn't seem to be any information regarding additional lighting which needs to be considered for light pollution and impact on residents.

Disability Provisions

Residents have made comments on the ESC portal and an individual comment has come through re disability access. The shingle car park is very difficult for wheelchair manoeuvrability and the doors do not enable easy access. The plans do not increase the toilet facilities, a disabled toilet would assist for any person with disabilities.

Applicant Response

I have been in touch with my principal clients [Adnams Plc.] and the application's East Suffolk Planning Dept's case officer this morning to discuss the vehicle related issues to which a number of the local residents have sought to register an objection.

By way of general comment, in my [and their] experience, it is quite usual for residents to have concerns when a business is seeking to reorganise and improve trade. That said, perceived impact and the actual reality of use are often quite some way away from each other.

To reply more specifically:

Parking:

The Ship Inn has ample parking provision and available capability to cater for the expected increase in trade. This has been the subject of a review of available on-site parking areas, general planning and guidelines regarding parking provision and Land Registry documentation.

Highways:

Suffolk County Highways have been contacted by East Suffolk to comment, however to-date their response has not been received. Should SCC Highways flag any issues these will, of course, be addressed by the planning department's case officer and applicant, both of whom are keen to seek solutions for this important application.

Pay and Display Parking:

There are no plans, for any pay and display provision at the site.

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Site safety:

Deben Inns are very experienced in managing popular 'destinations', such as The Ship Inn. The control of premises from a public safety POV is a very important aspect of their Public Health & Public Safety On-Site Management Plan.

Outside Lighting:

Necessary outside lighting to ensure public safety will be designed by specialised M&E consultants with a view to ensuring light pollution is kept at an absolute minimum within the village scene. Any lighting will be low-level, low-key functional and safe.[no floodlights!]

Disability provision:

The proposed plans significantly improve the current Ship's ability to cater for disabled access and use. The new entrance way, which runs parallel with the road, and behind the screen hedge, provides level entry into the proposed east dining area and through into the WC facilities.

John Parish has contacted Suffolk Highways and is awaiting a response

Lead Councillor Sarah Gregory