

# **LEVINGTON AND STRATTON HALL PARISH COUNCIL**

## **Minutes of the Planning Meeting held**

**at 7.00 pm on Thursday, 10<sup>th</sup> August 2023 in the Village Hall**

### **Present**

Cllr John Ross Chairman  
Cllr Sarah Gregory  
Cllr John Parrish  
Cllr Chris Yeo  
Cllr Derek Dickerson  
Cllr Cate Last

### **Apologies**

Cllr Ole Henriksen

### **Declarations of Interest**

None

### **Members of the Public**

37+

The Parish Council Chairman said that the Planning Meeting will be considering two Planning Applications and that there would be an open forum for residents to express their views for each application.

### **DC/23/1148/OUT RED HOUSE FARM BRIDGE ROAD LEVINGTON SUFFOLK**

**Erection of 18 x No. dwellings (including 6 affordables) with garaging, parking, accesses and landscaping.**

**Lead Councillor: Cllr Sarah Gregory**

### **Parish Council Discussions**

Cllr S Gregory reported that amendments to plans for Red House Farm had been made; three entrances have now been reduced to two and the entrance on the bend has now been removed. There are still 18 houses but the 6 self-build properties have been removed. Due to concerns over pedestrian connectivity to and from the site from the outside highway network, Suffolk County Council Highways have maintained their holding objection. Cllr J Ross stated the basis of the Parish Council's objection had not changed therefore the PC's objection still stands. Cllr S Gregory proposed that the Parish Council object to the Planning Application despite the latest amendments, seconded Cllr C Yeo – all in favour. **Action:**  
**Clerk**

## **DC/23/2695/LBC THE SHIP CHURCH LANE LEVINGTON IP10 0LG**

**Listed Building Consent – Alterations and extensions to provide additional dining and upgraded kitchen facilities and an outdoor seating area**

## **DC/23/2694/FUL THE SHIP CHURCH LANE LEVINGTON IP10 0LG**

**Alterations and extensions to provide additional dining and upgraded kitchen facilities and an outdoor seating area**

**Lead Councillor: Cllr Sarah Gregory**

### **Open Forum**

The following is a list of comments made by those present at the meeting categorised under headings.

#### Traffic/Safety

- A few years ago, the Parish Council asked Suffolk County Council Highways to put white lines outside OCCL, Red House bend and Church Lane. Highways agreed to put white lines outside OCCL and Red House Farm but not Church Lane due to the narrow width of the lane.
- Traffic is one of the major concerns. Need for traffic calming measures.
- Patrons will park on the pavement. It is not going to be pay and display.
- Patrons will not have a meal and go home. They will go for a meal and take the dog for a walk.
- Major issues with vehicles entering and exiting the car park. An accident will happen there eventually. Two cars cannot pass in Church Lane. The biggest problem is road safety and car parking.
- Parking will go all the way down the hill.
- Orwell Bridge closing is now just a normal day.
- Worries over horses and cyclists.
- The car park can be as big as they want but it will not legate the entrance which is one car width.
- Increase in footfall. Everybody to go through the same entrance both cars and pedestrians. The increase is significant. More people visiting the village on a daily basis. People will park vehicles on the road which will cause problems for emergency vehicles and horse boxes.
- No disabled parking bays. John Ross – the proposal is to create an entrance into the back of the Ship directly from the car park to enable people with disabilities to enter/leave the building.
- Issue around not addressing disabilities.
- Does Church Lane require official passing places installed?
- Police speeding spot checks.

#### Environment

- Concerns about noise, lighting and sewerage and the installation of flood lights.
- The ability of the sewerage system to cope and in particular concerns regarding the sewerage system itself. Has Anglian Water been consulted?

#### General

- The list of consultees on the ESC Planning website needs to be increased.
- Allegedly the ESC Planning Case Officer has not visited the site.

### **Report by the Parish Council Lead Councillor Cllr Sarah Gregory**

Cllr S Gregory presented her report as follows:

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

Local residents had been consulted and consultee concerns were:

#### 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 dependent 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 ANOB and plays a big part of Levington's beauty, it is 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.

#### 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 (Adams Plc) and the application's East Suffolk Planning Department Case Officer 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 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 Council Highways have been contacted by East Suffolk Council to comment, however to date their response has not been received. Should SCC Highways flag any issues these will 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.

### Site Safety

Deben Inns are very experienced in managing popular 'destinations' such as The Ship. The control of premises from a public safety POV is a very important aspect of their Public Health and 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.

Cllr J Parrish has contacted East Suffolk Planning who have stated that they will be looking at the highways situation and will not be making a decision until they have received an update from Suffolk County Council Highways.

### **Parish Council Discussions**

Cllr J Ross stated that there are a number of issues which need to be included in the Parish Council submission to East Suffolk Planning. These are traffic, road safety, car parking, noise, lighting and environmental issues. Parish Councillors expressed their views and it was agreed that the Parish Council should formulate a reply based on:

- Growth
- Traffic volume / road safety
- Single-track driveway entrance / exit to the Ship
- Car parking
- Light pollution
- Noise pollution
- Sewerage

### **Non-material considerations**

- Access to the building from the car park – presently over a gravel surface
- Access into the building
- Toilet facilities
- Access within the building to toilet facilities

### **Decision**

It was agreed that the Parish Council **object** to the Planning Applications

The Chairman closed the meeting at 8.45 pm.