



Woodbridge Town Council

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Town Clerk: Mr G E Diaper

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To Members of the Planning Committee

Cllr Adelson

Cllr Bale

Cllr Blois

Cllr Gillard

Cllr Holdcroft

Cllr Miller

Cllr Rawlings

Cllr Sanders

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend a **meeting** of the **Planning Committee** to be held at the **John Gibbins Gallery, The Longshed, Tide Mill Way** on **Tuesday 2nd August 2022** at **5pm**.

Greg Diaper

Town Clerk

28th July 2022

Public Attendance

Members of the public and press are welcome to join this meeting. Members of the public will be invited to give their views/questions the Town Council on issues on the agenda or raise issues for consideration or inclusion at future meetings. This item will be limited to fifteen minutes duration but may be extended at the discretion of the Mayor.

Agenda

1. Apologies.

To receive apologies for absence.

2. Declaration of Interest.

Members and officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered.

3. Requests for Dispensation.

Councillors with a Pecuniary Interest in an item on this Agenda, who wish to remain, speak, and/or vote during consideration of that item, may apply for a dispensation in writing to the Town Clerk prior to the meeting. Applications may also be considered at the meeting itself should the nature of the interest become apparent to a Councillor at the time of the meeting.

4. Confirmation of Planning Committee Minutes.

To confirm the minutes of the Planning Committee held on 19th July 2022.

5. Public Question Time.

For the public to ask questions of the Council or raise issues for consideration at a future meeting of the Council. 15 minutes maximum.

6. To note intentions to undertake works to trees in the conservation area.

7. To comment on applications to trees with a Tree Preservation Order (TPO).

8. To comment on applications for planning permission.

9. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported.

10. To receive a verbal report from the Chair regarding the decisions taken at the East Suffolk Council (South) Planning Committee meeting regarding DC/21/5698/FUL - 60 Old Barrack Road and DC/22/1303/FUL - 5 Gladstone Road

11. To consider how to respond to the East Suffolk Consultation: Draft Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document.

12. To consider if the Planning Committee wish to raise an objection to the submitted draft CIL Charging Schedule or request to be heard by the Examiner on a Proposed Modification.

13. To agree the Committees response to the SALC survey on Planning Process.

14. To agree the Committees response to the NALC consultation on short term holiday lets.

15. Closure.

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Tuesday 19th July 2022** at **5pm**.

Councillors:

Present: D Adelson, S Bale, S Rawlings, R Sanders, M Sutton and C Walsh

Apologies: C Blois, G Holdcroft, P Gillard and S Miller

In Attendance: No members of the public

Shortly before the meeting was due to begin the Town Clerk was called away due to a personal emergency. It was agreed that Cllr. Sutton be asked to take the minutes of the meeting in his absence.

182. Apologies for Absence

Apologies for absence had been received from Councillors Blois, Holdcroft, Gillard and Miller.

183. To receive Declarations of Interest

Councillor Adelson declared a non-pecuniary interest in application DC/22/2370/FUL as a relative lives in the adjacent houseboats.

184. To consider requests for Dispensations

There were no requests from Councillors with a Pecuniary Interest in an item on this agenda for a dispensation.

185. To agree and approve the Minutes of the meeting held on 7th July 2022

At item 155 it was agreed to replace 'Validation Date' with 'Determination date'.

With these changes the minutes of the Planning Committee meeting held 7th July 2022 were approved.

186. Public Question Time.

There were no members of the public present.

187. To note intentions to undertake works to trees in the Conservation Area

The Town Clerk was asked to contact the Planning Authority regarding application DC/22/2636/TCA - Seckford Almshouses Seckford Street, as the applicant has ticked 'yes' to involvement of TPO tree. Confirmation is therefore requested as to whether or not a TPO is included within this application. If so, there is no replacement stated as required by East Suffolk Council.

The Committee noted the following applications:

- DC/22/2600/TCA - 65 Cumberland Street Woodbridge Suffolk IP12 4AQ
- DC/22/2654/TCA - 78 Thoroughfare Woodbridge Suffolk IP12 1AL
- DC/22/2616/TCA - Woodbridge Quay Church Quay Street Woodbridge Suffolk IP12 1BX
- DC/22/2706/TCA - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH

188. To comment on applications to trees with a Tree Preservation Order (TPO)

There were no applications to consider.

189. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/20/0902/OUT - Suffolk Constabulary Force Headquarters Portal Avenue Martlesham Heath Martlesham Suffolk IP5 3QS	We recommend REFUSAL on the grounds that the ecological survey is out of date and the traffic survey report will need updating given the further expansion of Beardmore retail park and the Adastral Park residential development. The loss of the current playing field facility for football is considered unacceptable.
DC/21/4002/ARM - Land To The South And East Of Adastral Park	The Committee agreed to make No Comment.
DC/21/4003/ARM - Land To The South And East Of Adastral Park	The Committee agreed to make No Comment.
DC/22/1286/FUL - 31 Warren Hill Road Woodbridge Suffolk IP12 4DY	We recommend APPROVAL
DC/22/2346/FUL - 8 Christchurch Drive Woodbridge Suffolk IP12 4TJ	We recommend APPROVAL
DC/22/2367/FUL - 7 Magdalen Drive Woodbridge Suffolk IP12 4EF	We recommend APPROVAL

DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	It was agreed to defer comment on this application in order that a site visit can be arranged.
DC/22/2426/FUL - 23 Ipswich Road Woodbridge Suffolk IP12 4BS	We recommend APPROVAL
DC/22/2370/FUL - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	It was agreed to defer comment on this application in order to explore further. Initial concerns about disabled access, toilet provision, flooding and wastewater disposal.

190. To note East Suffolk Council’s decisions on planning applications where those decisions are contrary to this council’s recommendations and not previously reported

The Committee noted East Suffolk Council’s decisions on planning applications where those decisions are contrary to this Council’s recommendations and not previously reported.

191. To consider how to respond to the East Suffolk Consultation: Draft Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document.

It was agreed to defer this item in order that the Town Clerk and Chair can prepare a paper for discussion.

192. To consider if the Planning Committee wish to raise an objection to the submitted draft CIL Charging Schedule or request to be heard by the Examiner on a Proposed Modification.

It was agreed to defer this to the next planning meeting so that the implications of these changes can be advised by the Clerk

193. To consider a request from the Chair that he be mandated to present the opinion of the Committee to the Planning Authority, regarding application DC/22/1303/FUL - 5 Gladstone Road

The Chair was mandated to attend the East Suffolk Council (South) Planning Committee meeting to present the Committees opinion on application DC/22/1303/FUL - 5 Gladstone Road.

194. Closure

The meeting was closed at 5.41pm

Councillor Sanders
Chair

Item 6

To note intentions to undertake works to trees in the conservation area (TCA)

Neither the District Council nor the Town Council can object to these works unless the tree(s) is/are covered by a Tree Preservation Order.

No applications.

Item 7

To comment on applications to trees with a Tree Preservation Order (TPO)

No applications.

Item 8

To comment on applications for planning permission

DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	Expiry Date: Thu 04 Aug 2022
	Determination Deadline: Thu 25 Aug 2022
Construction of a two storey side extension	
DC/22/2370/FUL - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	Expiry Date: Thu 04 Aug 2022
	Determination Sun 07 Aug 2022
Replacement of existing caravan cafe and seating area with new cafe building and seating deck	
DC/22/2641/VOC - Former Council Offices Melton Hill Melton Woodbridge Suffolk IP12 1AU	Expiry Date: Thu 18 Aug 2022
	Determination Deadline: Sun 02 Oct 2022
Variation of Conditions 3, 4, 6, 10, 14, 15, 16, 19, 22, 23, 24, 25, 27, 28, 29, 31, 32, 33, 34, plus new condition relating to phasing. of DC/19/2641/FUL - [Residential development (100 no units) including 32 no affordable housing units (Class C3) plus a community space (91 sq.m) (Class D1) and a retail unit (157.7sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site]. Phasing and pre-commencement matters	
DC/22/2783/FUL - The Abbey School Church Street Woodbridge Suffolk	Expiry Date: Thu 18 Aug 2022
	Determination Deadline: Mon 05 Sep 2022
Erection of a temporary shade sail tensile canopy structure on the play area between the pre-prep school and astro-turfed area	

DC/22/2619/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk	Expiry Date: Thu 18 Aug 2022
	Determination Deadline: Thu 08 Sep 2022
Three bedroom cottage & integral garage, demolition of domestic garage & brick shed (Renewal of DC/19/2470/FUL)	

DC/22/2740/FUL - 58 Victoria Road, Woodbridge, Suffolk, IP12 1EL	Expiry Date: Thu 18 Aug 2022
	Determination Deadline: Thu 08 Sep 2022
Removal of existing rear chimney, insertion of new roof window to rear roof slope, internal revisions to second floor to create an additional bedroom, insertion of new window within existing first floor rear bedroom, and construction of an enlarged single storey rear extension	

DC/22/2664/VOC - 69 Thoroughfare, Woodbridge, Suffolk, IP12 1AH	Expiry Date: Thu 18 Aug 2022
	Determination Deadline: Thu 08 Sep 2022
Variation of Condition No.2 of DC/21/3074/LBC - (Change of use from Commercial Offices to retail and residential with new timber framed single storey extension to replace existing rear extension). A number of small changes in order to rationalise/ improve the design. Stated drawings 02 01 rev A (proposed plans) and 02 02 rev A (proposed elevations) to be replaced with 0552-P002 (proposed plans) and 0552-P003 (proposed elevations)	

Item 9

To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported

This schedule only lists those applications not previously reported to Committee.

Date	Application	WTC Decision	ESC Decision	ESC Officer (Delegated) or Committee Decision
05.10.21	DC/21/4002/ARM - Land To The South And East Of Adastral Park	Refusal	Permitted	Committee Decision
05.10.21	DC/21/4003/ARM - Land To The South And East Of Adastral Park	Refusal	Permitted	Committee Decision
05.10.21	DC/21/4004/ARM - Land To The South And East Of Adastral Park	Refusal	Awaiting decision	
05.10.21	DC/21/4005/ARM - Land To The South And East Of Adastral Park	Refusal	Awaiting decision	
19.10.21	DC/21/4557/FUL - Little Kyson Broomheath	Refusal	Awaiting decision	
18.01.22	DC/21/5698/FUL - 60 Old Barrack Road Woodbridge Suffolk IP12 4ER	Refusal	Permitted	Committee Decision
12.04.22	DC/22/1106/VOC - Part Rear Garden Of 29 Warren Hill	Approval	Permitted	Delegated Decision
26.04.22	DC/22/1286/FUL - 31 Warren Hill Road	Approval	Awaiting decision	
26.04.22	DC/22/1269/OUT - Land Off Newnham Avenue Newnham	Approval	Awaiting decision	
26.04.22	DC/22/1290/FUL - 8 Bullards Lane	Approval	Permitted	Delegated Decision
26.04.22	DC/22/1359/FUL - 1 St Johns Street	Approval	Awaiting decision	
26.04.22	DC/22/1360/LBC - 1 St Johns Street	Approval	Awaiting decision	
26.04.22	DC/22/1163/FUL - Waggoners Court Bredfield Street	Refusal	Awaiting decision	
10.05.22	DC/22/1255/FUL - 23 Hasketon Road	Withdrawn	Awaiting decision	
10.05.22	DC/22/1303/FUL - 5 Gladstone Road	Refusal	Permitted	Committee Decision
10.05.22	DC/22/1475/FUL - 1 Quay Street Woodbridge Suffolk IP12 1BX	Approval	Permitted	Delegated Decision
10.05.22	DC/22/1564/FUL - The Old Convent St Johns Terrace	Approval	Awaiting decision	
24.05.22	DC/22/1209/LBC - 2 Carmelite Place	Approval	Awaiting decision	
07.06.22	DC/22/1883/FUL - 33 Grundisburgh Road	Approval	Awaiting decision	
07.06.22	DC/22/1389/FUL - Skateboard Facility Rear Of Deben Leisure Centre	Approval	Awaiting decision	
07.06.22	DC/22/2005/FUL - Inn Field House 9 Pytches Road	Approval	Awaiting decision	

21.06.22	DC/22/1924/FUL - 30A Bredfield Street Woodbridge Suffolk IP12 4NH	Refusal	Awaiting decision	
21.06.22	DC/22/2012/FUL - 8 Queens Head Lane Woodbridge Suffolk IP12 4ND	Approval	Permitted	Delegated Decision
21.06.22	DC/22/2241/VOC - 5-7 Tide Mill Way Woodbridge Suffolk IP12 1BY	Approval	Awaiting decision	
21.06.22	DC/22/2068/VOC - Bull Ride 70 New Street Woodbridge Suffolk IP12 1DX	Approval	Awaiting decision	
21.06.22	DC/22/1757/FUL - 21 Seckford Street Woodbridge Suffolk IP12 4LY	Approval	Awaiting decision	
21.06.22	DC/22/2023/LBC - 21 Seckford Street Woodbridge Suffolk IP12 4LY	Approval	Awaiting decision	
05.07.22	DC/22/1290/FUL - 8 Bullards Lane Woodbridge Suffolk IP12 4HD	Approval	Permitted	Delegated Decision
05.07.22	DC/22/2183/LBC - 50 Hasketon Road Woodbridge Suffolk IP12 4LD	Approval	Awaiting decision	
05.07.22	DC/22/2399/FUL - 50 Hasketon Road Woodbridge Suffolk IP12 4LD	Approval	Awaiting decision	
05.07.22	DC/22/2195/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Approval	Awaiting decision	
05.07.22	DC/22/1286/FUL - 31 Warren Hill Road Woodbridge Suffolk IP12 4DY	Approval	Awaiting decision	
05.07.22	DC/22/2329/FUL - 4 Ipswich Road Woodbridge Suffolk IP12 4BU	Approval	Awaiting decision	
19.07.22	DC/20/0902/OUT - Suffolk Constabulary Force Headquarters	Refusal	Awaiting decision	
19.07.22	DC/22/2346/FUL - 8 Christchurch Drive Woodbridge Suffolk IP12 4TJ	Approval	Awaiting decision	
19.07.22	DC/22/2367/FUL - 7 Magdalen Drive Woodbridge Suffolk IP12 4EF	Approval	Awaiting decision	
19.07.22	DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	Deferred	Awaiting decision	
19.07.22	DC/22/2426/FUL - 23 Ipswich Road Woodbridge Suffolk IP12 4BS	Approval	Awaiting decision	
19.07.22	DC/22/2370/FUL - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	Deferred	Awaiting decision	

Item 11

To consider how to respond to the East Suffolk Consultation: Draft Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document.

Officers have received the following communication from East Suffolk Council:

Consultation: Draft Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document

Consultation Period: Friday 17th June to 5pm Friday 5th August 2022

East Suffolk Council is inviting comments on a new planning document which provides guidance on the development of small scale housing, of up to five dwellings, in the countryside.

The Suffolk Coastal Local Plan and the Waveney Local Plan each contain a policy which allows for a limited amount of new housing in the countryside. The [Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document](#) (SPD) provides further guidance on the application of these policies:

- . Policy SCLP5.4 Housing in Clusters in the Countryside (Suffolk Coastal Local Plan, 2020)
- . Policy WLP8.7 Small Scale Residential Development in the Countryside (Waveney Local Plan, 2019)

The draft SPD covers a range of matters including defining what is a ‘Cluster’ and a ‘Settlement in the Countryside’, outlining the necessary characteristics for sites to be appropriate for development, considerations on the potential impact on character of the area, the requirements for public engagement (where required) and how these policies relate to other policies in the [Local Plans](#).

Consultation Information

A number of supporting documents are also published as part of this consultation:

- . Habitats Regulations Assessment Screening Report
- . Strategic Environmental Assessment Screening Opinion
- . Equality Impact Assessment Screening
- . Initial Consultation Statement (outlining consultation undertaken to date)

[View and respond to the consultation material.](#)

If you are unable to submit comments online, you can email your response to planningpolicy@eastsoffolk.gov.uk or write to us at East Suffolk Council, Planning Policy and Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ. Please submit your comments by **5pm on Friday 5th August 2022**.

Paper copies of the Draft SPD and Initial Consultation Statement have been made available for inspection at all libraries in the district and the Council’s Customer Service Centres at The Marina, Lowestoft, and in Felixstowe and Woodbridge libraries. For information on locations and opening hours please see <https://www.suffolklibraries.co.uk/visit/locations-and-times> and www.eastsuffolk.gov.uk/contact-us/customer-services/. Please note the Council’s other Customer Service Centres do not have the facilities for the storage of consultation documents, however physical copies are available at the libraries where these are located.

The Strategic Environmental Assessment Screening Opinion can also be requested by email or in physical copy by contacting the [Planning Policy and Delivery Team](#).

Should you have any difficulties in accessing copies of the documents please contact us.

Please note that we have sent via post two consultation posters that we would ask if you could kindly display these in your local Town or Parish halls and/or notice boards to help promote this consultation.

What happens next

All comments received will be considered and taken into account when finalising the Housing in Clusters and Small Scale Residential Development in the Countryside SPD, which will be adopted later in 2022. Once adopted, the SPD will be a material consideration in determining planning applications.

Please do not hesitate to contact the Planning Policy and Delivery Team should you have any queries.

Ben Wright | Planner (Policy and Delivery)
East Suffolk Council

The Chair and Town Clerk was asked to prepare a paper for the Committee at this meeting.

The current policy in the Suffolk Coastal Local Plan is shown below:

Policy SCLP5.4: Housing in Clusters in the Countryside

Proposals for new dwellings within 'clusters' in the countryside will be supported where:

- a) The proposal is for up to three dwellings within a cluster of five or more dwellings;

Or

The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;

And

- b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;
- c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and
- d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that meaningful and effective community engagement has taken place in the development of the scheme and that the mix of dwellings proposed would meet locally identified needs.

Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas and the Area of Outstanding Natural Beauty. Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.

The cumulative impact of proposals will be a consideration in relation to the criteria above.

A 'cluster' in the context of this policy:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and
- Contains 5 or more dwellings.

This policy sets out the limited circumstances where housing would be acceptable outside of Settlement Boundaries and allocated sites, including housing development in 'clusters' in the Countryside. The geography of the Suffolk Coastal Local Plan area is such that there are many small, dispersed communities and clusters of housing outside of the defined settlements. Such communities do not have the level of services and facilities to support larger scale new housing development (and hence do not have Settlement Boundaries) but a small amount of development may help to meet local housing needs, enable people to stay within rural communities and help to sustain these rural communities and any services and facilities that exist within them. Policy SCLP5.4 therefore provides for a limited amount of housing development to come forward in these locations – referred to as 'clusters'.

What is a cluster?

A 'cluster' in the context of policy SCLP5.4 consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; an contains 5 or more dwellings.

The dwellings in a 'Cluster' as a whole must be closely related; extensive areas of open land should not exist between the dwellings. Dwellings can be separated by some other features, such as gardens and accesses, and do not need to conjoin. There may also be other uses within the 'close group' or 'continuous line', for example a public house, however the cluster as a whole should have a residential function as opposed to, for example, an employment area.

Consultation

East Suffolk Council are inviting comments on a new Supplementary Planning Document (SPD) to sit alongside the existing policy - An SPD expands upon existing policy and provides further detail to support the implementation of policies in Local Plans. Whilst not a part of the development plan, they are a material consideration in the determination of planning applications.

The full draft SPD has been uploaded to SharePoint as separate item (35 pages).

The purpose of this Supplementary Planning Document is to provide guidance on the application of SCLP5.4. This includes further guidance on how the individual criteria of each policy will be applied and how each of the relevant criteria are to be met for development to be considered acceptable.

The consultation homepage allows for comments to made at each stage of the SPD - [https://eastsuffolk.inconsult.uk/Draft Housing Clusters SPD/consultationHome](https://eastsuffolk.inconsult.uk/Draft_Housing_Clusters_SPD/consultationHome). Comments can also be submitted via email.

The SPD is split into eight sections, and the online consultation allows the comments to be submitted for each section as well as for the illustrations provided in the SPD.

1 Introduction

2 Suffolk Coastal Local Plan Policy SCLP5.4 – What is a 'Cluster'?

3 Waveney Local Plan Policy WLP8.7 – What is a 'Settlement in the Countryside'?

4 Suffolk Coastal Local Plan Policy SCLP5.4 – Site Characteristics

5 Waveney Local Plan Policy WLP8.7 – Site Characteristics

6 Character and Appearance

7 Public Consultation

8 Other Policies

Draft Responses

Response 1.

In SCLP 5.4 it is unclear if a cluster only considers existing housing are in the countryside. 2.3 and 2.1 says that is the case but the wording of SCLP 5.4 is not as clear. Should SCLP 5.4 add 2.3/2.12/4.13 into its phrasing at the start?

The policy SCLP 5.4 states cluster can be considered where

The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;

And

b. The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;

c. The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and

d. It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Without 2.3 or 2.12.4.13 included in Policy SCLP 5.4 we believe uncertain remains

In b. does existing development include all residential development inside and outside the countryside?

In c. what does 'built up area' mean? Does it mean houses within the settlement boundary or does it have a wider meaning?

In Woodbridge there are locations where houses lie within the settlement boundary but the immediate countryside has a house discrete from those houses and thus in considering whether a cluster principle applies would you include the houses that are not in the countryside i.e. those within the settlement boundary.

Further in places the settlement boundary is the highway and thus houses to one side are in the countryside and the other in the settlement. Does the cluster principle in those cases include the house within the settlement boundary?

Response 2

In Woodbridge to the east of the A12 there is housing in the countryside which abuts the A12 Manor Road and Russell Close. However, a significant part of the housing only abuts a private road, Prentice Lane which is not defined as a public highway by SCC. The

consultation document confirms in 2.7 that clusters can only be where existing dwelling directly abuts a public highway and cannot apply where there is a private driveway/road.

Notwithstanding that development of a set of houses has recently been permitted extending out from the side of one house on Prentice Road into the countryside on the other sides – it does not even meet the requirement to be bounded by dwelling on at least two sides within a cluster see 4.7 This appears to be contrary to the policy in this consultation document and forms a precedent for acceptance of development not compliant with policy SCLP 5.4 How can this be dealt with in future similar applications?

Members are asked to agree their comments.

Item 12

To consider if the Planning Committee wish to raise an objection to the submitted draft CIL Charging Schedule or request to be heard by the Examiner on a Proposed Modification.

Officers received the following communication from East Suffolk Council regarding the Submission of the Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule.

From: PlanningPolicy <PlanningPolicy@eastsoffolk.gov.uk>

Sent: 08 July 2022 12:53

To: PlanningPolicy <PlanningPolicy@eastsoffolk.gov.uk>

Subject: Submission of the Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule

Dear Sir/ Madam,

Submission of the Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule

The Council has been preparing an East Suffolk CIL Charging Schedule, which sets out the amount certain kinds of developments are required to pay to fund new and improved infrastructure. When ‘adopted’, it will replace the existing two CIL Charging Schedules, which cover the former Suffolk Coastal and Waveney areas.

Following the publication of the Statement of Modifications to the Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule, which you were notified about in the Council’s letter/email of 6th July 2022, the Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule was submitted for examination on Friday 8th July 2022, in accordance with Regulation 19 of the CIL Regulations 2010 (as amended).

The Examiner, appointed by East Suffolk Council, is Mr Andrew Seaman MRTPI, of company Intelligent Plans and Examinations. Mr Seaman is independent of the Council.

Submission information

To view the submitted East Suffolk Draft CIL Charging Schedule, including all supporting evidence and information, please visit www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-charging-schedule/. The list of submitted documents also includes:

- . A Statement of Consultation (which sets out the representations made, in accordance with CIL Regulation 19 (as amended) to the draft CIL Charging Schedule consultation in November/December 2021), a summary of the main issues raised by the representations, and a summary of how the representations received were taken into account; Statement of Conformity
- . Copies of the representations made during the draft CIL Charging Schedule consultation, submitted in accordance with Regulation 19;
- . A Statement of Modifications (to the draft CIL Charging Schedule);
- . Statement of Submission;
- . Strategic Environmental Assessment and Habitats Regulations Assessment Screening Assessments and the Equalities Impact Assessment; and

- . Copies of relevant evidence (which includes the updated CIL Viability Report, by consultants Aspinall Verdi).

You are being contacted because you either specifically requested to be notified of the submission of the draft CIL Charging Schedule for examination (during the draft CIL Charging Schedule consultation in November/ December 2021) – in which case this letter constitutes the notification required under Regulation 19(3)(c) – or are listed in the East Suffolk Planning Policy consultation database.

Anyone can request to be heard by the Examiner in relation to any (or all) of the Proposed Modifications (as set out in the Statement of Modifications). The Council would prefer that any such requests are made online; however, they can be made by email: planningpolicy@eastsoffolk.gov.uk or by post: East Suffolk Council, Planning Policy and Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ. Please include details of the modification(s) on which you wish to be heard, whether you support or oppose the particular modification(s), and any reasoning. In line with CIL Regulation 21(5)(a), **any request to be heard by the Examiner on a Proposed Modification must be submitted online, or received in writing (email or hard copy), by 5pm on 5th August 2022** (a period of four weeks, beginning on the day that the CIL Charging Schedule was formally submitted for examination).

This is not an opportunity to re-state previous representations, as these have already been considered by the Council and the full representations made during the consultation have been submitted to the Examiner. This is also not an opportunity to raise new objections to the submitted draft CIL Charging Schedule (apart from those in relation to any Proposed Modifications).

By making a request to be heard by the Examiner, you are accepting that your name and representation(s) will be made available for public inspection and published online. All representations made will be submitted in their original format to the Examiner and made available to the Programme Officer.

Paper copies of the Draft East Suffolk CIL Charging Schedule, and key accompanying documents including the Statement of Modifications, have been made available at all libraries in the district and in the Council's Customer Service Centres at the Marina Centre, Lowestoft, NR32 1HH; Woodbridge Library, New Street, Woodbridge, IP12 1DT; and Felixstowe Library, Crescent Road, Felixstowe, IP11 7BY, for inspection during opening hours. For information on all library opening hours please see www.suffolklibraries.co.uk/visit and for information on the Council's Customer Service Centre opening hours please see www.eastsuffolk.gov.uk/contact-us/customer-services/.

Should you have any difficulties in accessing copies of the documents you can contact us on 01394 444557 or email planningpolicy@eastsoffolk.gov.uk and we will aim to assist you.

Programme Officer

The Council has appointed Annette Feeney to act as the independent Programme Officer during the examination. She will be the 'link' between the Council and the Examiner and queries should be directed to her in the first instance; she can be contacted by emailing annette.feeney@eastsoffolk.gov.uk or calling 07775 771026.

It was agreed to defer this to the next planning meeting so that the implications of these changes can be advised by the Clerk, who has prepared the following:

The current consultation considers proposed modifications to the existing CIL charging schedule and the introduction of an instalments policy for the payment of CIL by developers. As WTC is not a developer this report focuses on the statement of modifications.

Statement of modifications (to the CIL Charging schedule).

There is no direct reference to Woodbridge in the statement of modifications, with the majority of the proposed modifications covering the strategic sites as detailed in the Suffolk Coastal Local Plan (SCLP), and the CIL charge which can be levied when these developments take place. The former Council Officers at Melton Hill (SCLP12.32) are not included in the list.

The information pertinent to Woodbridge is modification no.7 - Calculation of CIL Chargeable Development (new addition):

Modification

The CIL rates detailed within the Charging Schedule are outlined as a charge per square metre (sqm) of floor space. The precise amount charged for each development will be calculated by the Council in accordance with Part 5 (Regulation 40) of the CIL Regulations 2010 (as amended).

Reason for modification

In accordance with regulation 12(d) of The Community Infrastructure Levy Regulations 2010 (as amended), an explanation of how the chargeable rate will be calculated has been added to the draft Charging Schedule.

The CIL charging rates are shown in the table below:

1 Community Infrastructure Levy Charging Rates

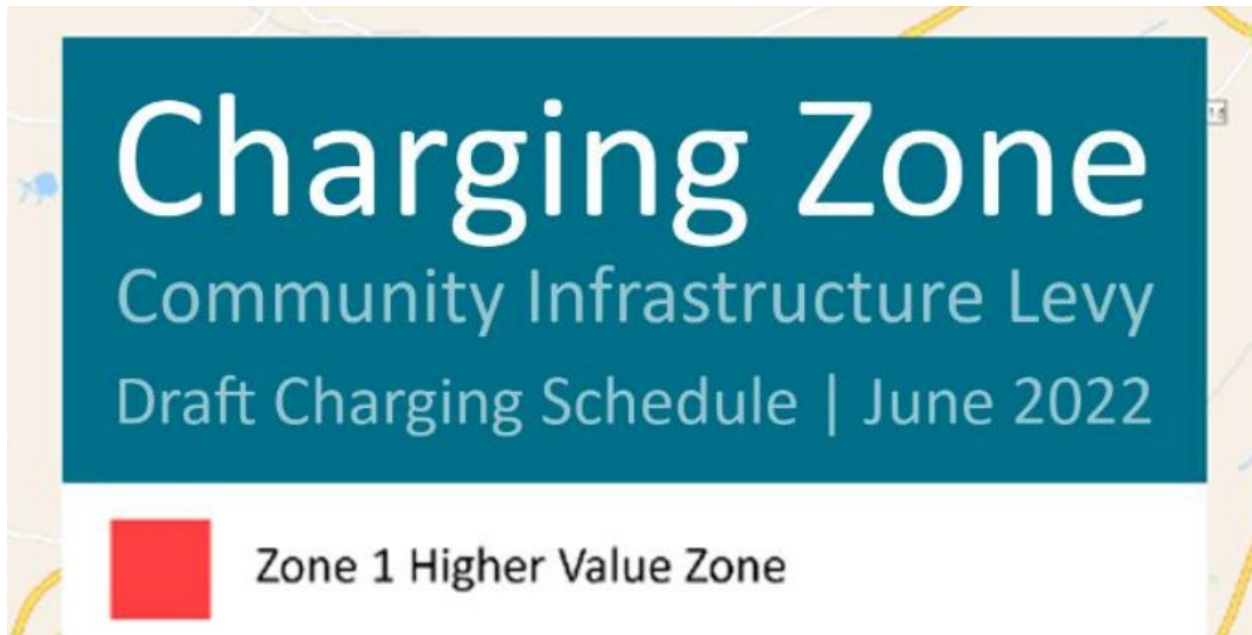
Residential Rates

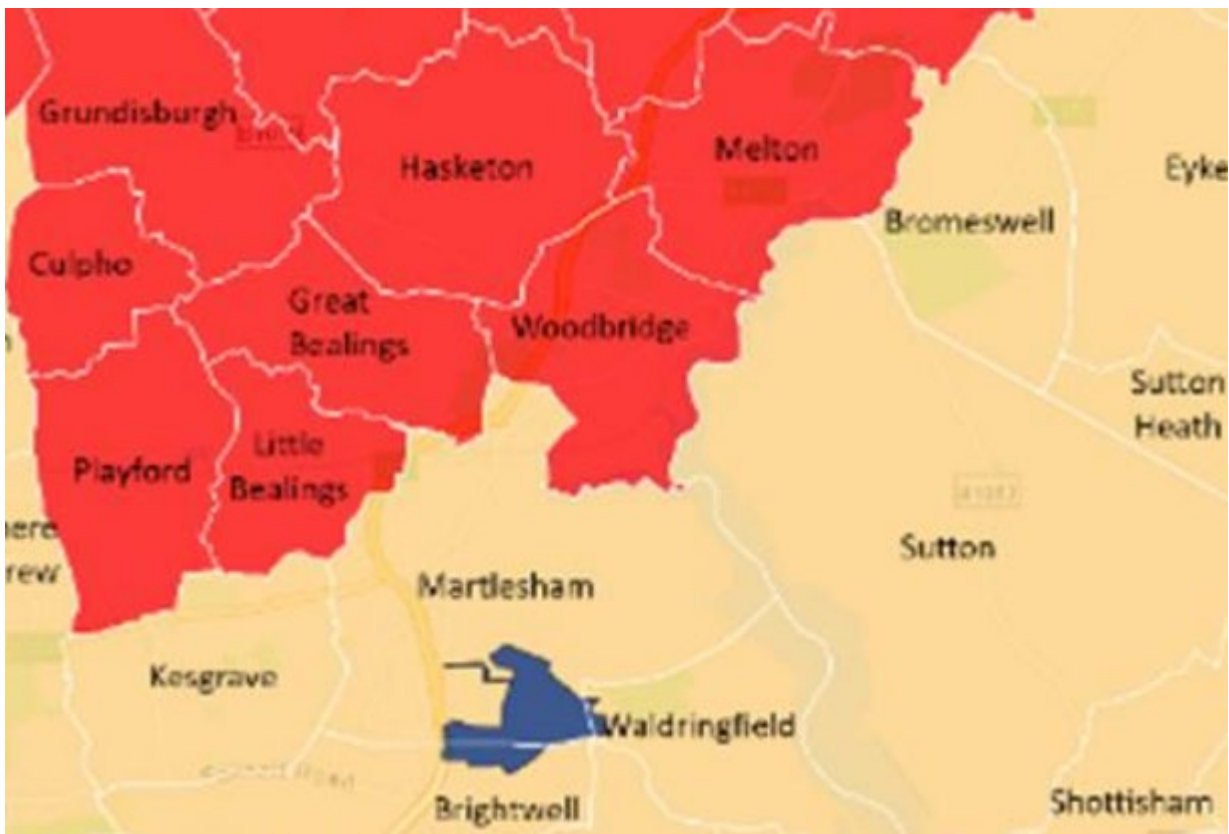
- 1.1 The rates for standard residential development (C3 and C4 Use Class¹) are set out in Table 1.1 below. The rates for specialist (principally retirement) accommodation are set out separately under paragraph 1.2. The zones are defined in Appendix A.

Table 1.1 - Residential Rates

Residential Charging Zone	Rate of CIL per sqm
Zone 1 Higher Value Zone	£300
Zone 2 Mid Higher Value Zone	£200
Zone 3 Mid Value Zone	£100
Zone 4 Mid Lower Zone	£0
Zone 5 Lower Zone	£0

The parish of Woodbridge is included in the 'Higher Value Zone', as shown by the map overleaf.





WTC should therefore expect to receive £300 per square foot of any residential development in the C3 and C4 class. With the potential development of the Former Council Offices now looking a possibility with the site sold to a new developer, the Council could be in line for a significant CIL payment in due course (especially if the boundary changes proposed as part of Community Governance Review, which places the development site entirely within the Parish of Woodbridge, are agreed).

The current CIL charging schedule is shown below, and hence it is clear the proposed new rates are a significant increase from that already in place.

Residential Charging Zone	CIL Charging Schedule Rate 2015 Ic rate originally 244 ((nearest firm) then 259 from Annual Rate in 2017)	2021 Indexed CIL rate per sqm Ic rate: 259 ly rate: 333	2022 Indexed CIL rate per sqm Ic rate: 259 ly rate: 332
Adastral Park	£0	£0	£0
Low Zone	£50	£64.29	£64.09
Mid Zone	£90	£115.71	£115.37
High Zone	£150	£192.86	£192.28

Members are to consider if they wish to object to the submitted draft CIL Charging Schedule or request to be heard by the Examiner on a Proposed Modification.

Item 13

To agree the Committees response to the SALC survey on Planning Process.

The following communication has been received from SALC:

Dear Council

SALC SURVEY planning process – feedback from town and parish councils and parish meetings

Following on from our email of 16th June, please find below a link to the planning process survey designed by a working group of councillors and facilitated by SALC.

[ACCESS THE SURVEY USING THIS LINK](#)

We want to encourage all parishes to complete this survey and we hope that by giving you advance notice a few weeks ago has allowed your council to consider who is best placed to complete it. This can be clerks, officers or councillors who are involved in the planning process.

Please note the timetable for completion – **by 5pm on Friday 12th August**. This allows the working group to meet shortly afterwards to review the results. The analysis will be shared with councils who took part in the survey and thereafter generally across the network through SALC's normal channels.

Best wishes

The Chair and Town Clerk have provided draft answers to the 38 questions which make up the survey, and **Members are asked to consider and agree their responses to the survey.**

Step 1 – Pre-planning advice

4. Please respond to the following statements

	Agree	Neither agree or disagree	Disagree	Don't know/not applicable
Our council has experienced the pre-application process for planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-application advice given has been shared with our council	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Our council knows when pre-application advice has been given to an applicant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The District Council posts publicly any pre-application advice that is given	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OK

5. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

- Consistency
- Transparency
- Accuracy
- Timing
- Communication
- In line with policy
- In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

Validation - inconsistent with policy.
Communication - we are rarely advised when an application is to be considered by the District Planning Committee meaning we don't have the chance to discuss any additional response at our meeting's.
Good practice - Officers report sometimes do not follow good practice and are highly subjective when they could be less so. The Officers reports provided for 5 Gladstone Road (DC/22/1303/FUL) adopted assessments that are professional poor practice.

OK

Step 2 – Validation

6. What happens if your council contests whether an application is valid/contains errors/is sufficiently mis-leading to warrant it not being considered?

The case officer attempts to correct this, but this delays the Council making a decision. Our Committee meet every two weeks, so the information is sometimes so late in arriving that the determination deadline is missed.

7. Please respond to the following statements

	Agree	Neither agree or disagree	Disagree	Dont know/not applicable
Our council is aware the District Council has a validation document to confirm conformance of the application	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our council has seen a copy of the District Council's validation document	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

Applicant documents frequently have drafting errors, are incomplete, or do not contain all information required by the ESC validation document.

Step 3 – Uploads

9. Please respond to the following statements

	Agree	Neither agree or disagree	Disagree	Don't know/not applicable
In our experience documents are uploaded onto the planning system in a timely fashion	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Our council is made aware that documents have been uploaded	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
The "clock starts ticking" on timing for applications consistently for all applications	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We are informed (or can see) a list of people and bodies who are advised that the application has been submitted	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are aware of the criteria that the District Council uses to select people and bodies who receive notice of an application	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our responses are always included and published in a timely fashion along with other application related documents	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

- Consistency
- Transparency
- Accuracy
- Timing
- Communication
- In line with policy
- In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

We are aware that East Suffolk Council can take up to five days to place documents, including neighbour objections, on the public planning portal. This means that when the WTC Planning Committee considers an application, important documents which could help/influence a decision are not seen by the Committee.

Step 4 – Site visits

11. Please respond to the following statements

	Agree	Neither agree or disagree	Disagree	Don't know/not applicable
We are informed ahead of time when a case officer intends to visit	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are given the chance to meet the case officer on site	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Notices are routinely posted on the physical site of a planning application	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
We are informed of the list of consultees relating to a planning application	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

12. Please explain what attitudes you encounter at the site visit stage

We are not invited to case officer visits or informed of when they will occur. We believe District Councillors do not visit the site/ application coming to Committee. This means the decision relies wholly on the case officer.

13. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

Step 5 - Route for determination

14. Please respond to the following statements

	Agree	Neither agree or disagree	Disagree	Don't know/not applicable
We are informed when a case officer has formed an opinion and become "minded to"	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are given the chance to interact with the case officer at this stage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are given the chance to add other things that we may consider material at this stage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are given the chance to influence the process route that is taken	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are made aware of amended plans or further information received	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
We are given the chance to have input/respond to new information received	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our council routinely considers amended plans and responds to them	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is normally a sufficient time allowance within the process to allow us to consider and respond to amended plans	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are aware when the "ticking clock" for concluding an application is revised in the event of an amendment in the	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

15. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

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Step 6 - Recommended route

16. Please explain how your council finds out what route is proposed by the case officer

By making it's own investigations via the Planning Portal as part of it's agenda writing process.

OK

17. Please explain under what circumstances are applications sent to the referral panel/delegated decision/planning committee

Recently some applications we have refused have gone to Committee - we are not generally informed of this decision. Similarly, we are not told if a decision is made by delegated decision.

18. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

Step 7 – Review

19. Please respond to the following statements

	Agree	Neither agree or disagree	Disagree	Don't know/not applicable
We see the output of any peer review of the application that has taken place and amendments that have been made	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We get to see the report made by the planning officer	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We are proactively informed if an application on which our council has responded is going to committee	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We/our clerk goes onto to get to see the reasoning given by the planning officer in circumstances where they disagree with the recommendations of our council	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

20. If your council does get to see the report made by the planning officer please explain at what point in the process

Reports are uploaded to the portal after decision making for a delegated decision. Reports for a Committee decision are also uploaded but we are not informed of this.

21. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development of the planning ref (if available)

Step 8 – Planning Committee

22. Please explain under what circumstances in your council's experience are planning committee determinations used and what input do you have to them.

We are very rarely approached to discuss our comments/ decision . We feel our comments are referred to but often ignored, and occasionally commented on.

23. What influence/power do district councillors have to direct to planning committee/speak at committee?

District Councillors rarely engage with us on Planning Matters - they do attend Committee to comment and vote.

OK

24. What rights are you aware of that parish/town councils have to attend/speak at planning committee meetings?

We know that we can speak at Committee meetings

25. Does your council know if the ward member for the site of the application is always advised of an upcoming application?

No

26. If your council is invited to attend committee meetings, how regularly do you attend?

We have not been invited.

OK

27. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development and the plann ref (if available)

Steps 9-12 – Decision

28. Does your council get informed of outcomes delegated to officers?

Yes

No

Sometimes

Don't know

If yes/sometimes please explain when and how you get informed

29. Does your council get informed of outcomes of applications referred to a delegation panel?

Yes

No

Sometimes

Dont know

If you answered "yes or sometimes", please explain when and how you get informed

Post decision, via email.

30. Does your council get informed of outcomes of applications referred to a planning committee?

Yes

No

Sometimes

Don't know

If you answered "yes or sometimes", please explain when and how you get informed

Post decision, via email.

31. Please respond to the following statements

	Agree	Neither agree nor disagree	Disagree	Don't know/not applicable
Final decisions are uploaded in a timely fashion	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our council are proactively informed of decisions that are uploaded	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are made aware of any material changes made to the application in reaching a final decision (eg: CiL, affordable housing, number of dwellings etc.)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
We are aware of unenforceable conditions being applied to an application that was approved	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

32. Does your council believe your approved Neighbourhood Development Plan is being taken fully into account during the decision-making process?

Yes

No

Sometimes

We do not have an approved neighbourhood plan

33. Are planning decisions always consistent with any constraints placed on the planning applications by your Neighbourhood Development plan?

Yes

No

Sometimes

We do not have an approved neighbourhood plan

34. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

Step 13 – Community involvement

35. How does this entire planning application process work for your council in reality?

Poorly. There is a lack of adequate or any engagement by case officers.

36. Are you aware of any appeal process for a decision in which your council disagrees with either the outcome or the process?

Yes

No

Dont know

37. Is your council aware of any criteria for agreeing that a breach of conditions has taken place and how your council could provide input to such a process in relation to enforcement?

Report any breach directly the Planning Authority.

38. If you have issues as a council with this stage of the process please indicate what your concerns are (you can select more than one if that is appropriate).

Consistency

Transparency

Accuracy

Timing

Communication

In line with policy

In line with good practice

Please provide evidence including details of the development and the planning ref (if available)

Item 14

To agree the Committees response to the NALC consultation on short term holiday lets.

The following communication has been received from the National Association of Local Councils (NALC) via SALC:

From: Admin SALC

Sent: 19 July 2022 14:36

Subject: Short Term Holiday Lets Policy Consultation Briefing

Dear All,

NALC will be responding to the DCMS consultation on short term holiday lets **in 09/22** so in order to garner views they have asked us to circulate the attached policy consultation briefing to all member councils in Suffolk.

Please email your responses to this consultation to: chris.borg@nalc.gov.uk by 17:00 on Tuesday 30 August 2022.

The full consultation document can be viewed this via this link:

<https://www.gov.uk/government/consultations/developing-a-tourist-accommodation-registration-scheme-in-england/developing-a-tourist-accommodation-registration-scheme-in-england-call-for-evidence>

NALC are seeking responses from member Councils on six questions - these are detailed overleaf.

Members are asked to agree the Committees response to the NALC consultation on Short term holiday lets.

18 JULY 2022

PC6-22 | SHORT TERM HOLIDAY LETS

Summary

The Department for Culture, Media and Sport (DCMS) has recently launched a consultation into short term holiday lets. The aim of the consultation is to garner potential solutions, including measuring regulation, to fix the problems caused across England by short term property lettings.

The main consultation document can be downloaded [here](#) . The consultation closes at DCMS on 21 September 2022.

Context

The consultation seeks insight on:

- changes and growth in the short-term letting market.
- benefits of short term lets.
- challenges, including compliance with the existing regulatory framework and housing and community impacts.
- the impact of potential policy responses.

NALC will be responding to this consultation as many coastal local councils and several rural local councils will have an interest in feeding in their own experiences over the summer period of the problems caused by short term holiday lets.

NALC's current policy positions

NALC will be arguing very strongly to DCMS that any review of regulation or other solutions surrounding short term holiday lets must include mandatory registration and strengthened legislation to bring AirBnB under the same ambit of regulation as other landlord systems. Powers of local inspection and monitoring must be delegated to local planning authorities to achieve this. However, recognising that planning departments have been severely depleted and under much strain in recent years, it will be necessary to ensure that they are properly resourced in order to take on this extra task.

Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DCMS:

Effect on labour supply

Q6. Do you consider the increase in short term and holiday letting in England to have had adverse consequences in the housing market?

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

Please provide evidence in brief to supplement your response.

Noise, anti-social and other nuisance behaviour by guests

Q7. Do you consider noise, anti-social or other nuisance behaviour in other short term or holiday lets in England to be a problem?

- Option 1 Yes this is a major problem**
- Option 2 Yes but this is only a minor problem**
- Option 3 No there is no problem**

Please provide evidence in brief to supplement your response.

Impact on local communities and residents

Q.8 Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?

- **Option 1 - Yes**
- **Option 2 - No**

Please provide evidence in brief to supplement your response.

Potential impacts

Q9. Which of the following do you consider to be the most appropriate form of response in the short-term letting market?

1 - Do nothing

2 - Provide more information to the sector

3 - Develop a self-certification registration scheme

4 - Develop a registration scheme with light-touch checks

5 - Develop a licencing scheme with physical checks of the premises

Please provide evidence in brief to supplement your response.

6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015

Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?

Supplementary question

Does you have any interest in being part of the registration or monitoring process for short term holiday lets?

Your evidence

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on Tuesday 30 August 2022. County associations are asked to forward this briefing onto all member councils in their area.

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