

Levington and Stratton Hall Parish Council
Schedule of Planning Applications

Date	ESC Ref.	Location	Proposed Development	PC Comments	Lead Councillor	Current status/outcome
20/12/2019	DC/19/4901/FUL	Flint Oaks Nacton Road Levington	Rear Single Storey Extension	Levington Parish Council have discussed the proposed Planning Application and support without modification. However, councillors would like to make the following comment. Concern was raised due to the narrowness of the road outside the applicant's property especially during deliveries of building materials for the works. It will be necessary for all passing traffic to be unimpeded and for all of the applicant's neighbours (both sides of the road) to be able to freely move to and from their properties during such deliveries. I cannot find any reference to legislation that covers obstructions of such a temporary nature, so can only suggest that this concern is added as a		Permitted


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				footnote.		
28/01/2020	DC/20/0330/FUL	Suffolk Yacht Harbour Stratton Hall	Change of use from B1 to A3 and A5 allowing the space to operate as a café to serve food and drink for consumption on and off the premises.	No objection.		Withdrawn
19/02/2020	DC/20/0732/FUL	The Gunshed Stratton Hall Drift Stratton Hall	Erection of storage building.	Levington and Stratton Hall Parish Council would like to make the following comments regarding the above application. The Parish Council does not object to this application. However, as this is a small business site set in countryside, and in proximity to three residential properties (one actually adjoining but not written to by ESC), it is essential that the conditions re working hours, noise levels and non-removal of trees and hedgerow on the		Permitted

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				north east boundary (see C/93/1289) are maintained and light pollution be minimised.		
23/02/2020	DC/20/0831/FUL	Levington Park Research Station Bridge Road Levington	2 new personnel doors and 3 new windows to west elevation. Alteration of existing loading door opening and insertion of new shutter door to south elevation.	No objection.		Permitted
25/02/2020	DC/20/0815/FUL	Land South of Felixstowe Road Stratton Hall	Construction of a lorry park comprising 82 lorry parking spaces, a covered maintenance lay, two storey office accommodation, etc	The Parish Council strongly opposes this application as being inappropriate, detrimental and dangerous in this location...		Withdrawn
27/04/2020	DC/20/1589/FUL	20 Bridge Road Levington	Demolition of front porch. Erection of single storey rear extension with roof lights, together with timber cladding at first floor of property.	The Parish Council supported this application.		Permitted

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07/09/2020	DC/20/3475/TPO	High Trees Bridge Road Levington	The tree has a significant growth of meripilus fungal bodies at its base. This fungus can cause root failure without showing any sign of ill health in the crown. We request to dismantle the tree to a safe height of 10ft to prevent major failure in high winds.	The Parish Council regrets the loss of this tree which has been a land mark in the village for very many years but we have no further comments to add to this planning application.		Permitted
23/09/2020	DC/20/3767/FUL	Suffolk Yacht Harbour Stratton Hall	Change of use to Café (Class E) and Hot Food Takeaway.	Levington and Stratton Hall Parish Council supports the application for Change of use to Café (Class E) and Hot Food Takeaway Suffolk Yacht Harbour Levington Marina DC/20/3767/FUL.		Permitted
10/11/2020	DC/20/4526/FUL	Part of land south side of A45 Felixstowe Road Levington	Change of use from former agricultural to mixed use of B2 and B8.	The Parish Council objected to this application.  Eastern Structures DC-20-4526-FUL.pdf		Refused

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20/11/2020	DC/20/4725/FUL	8 Red House Walk Levington	Proposed detached studio.	No objection.		Permitted
26/02/2021	DC/21/0951/FUL	Olive Tree House Bridge Road Levington	Proposed two storey side extension.	The Parish Council did not object to this application.		Permitted
26/02/2021	DC/21/0842/VLA	The Driftway Church Lane Levington	Removal of restrictive Section 52 Agreement so that a future planning application would be subject to ESC controlling conditions via the planning application process.	While Levington and Stratton Hall Parish Council records contain the details of the planning application for the building of this bungalow, they contain no mention of the Section 52 agreement so the formal reasons for it would appear to be confined to the archives of the former Suffolk Coastal District Council. In considering the agreement and the restrictions it imposes, the Council is sympathetic to the view, that planning issues relating to the area of the property lying within the village boundary,		Permitted Deed of Variation agreed.

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				<p>should now be considered under the planning criteria contained in the recently adopted Local Plan. The lower area of the property lying outside the village boundary is much more sensitive re the landscape, being originally part of the open meadow of Church Field. It needs maximum protection – more than just being ‘countryside’ and ‘agricultural’. We request that ESC look at ways to maintain the level of protection currently provided by the Section 52 agreement that are compatible with present planning laws and regulations</p>		
19/03/2021	DC/21/1375/LBC	1 Almshouses Bridge Road Levington	Listed building consent – replacement of windows and	No objection		Approved

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			kitchen door to all 4 almshouses with double glazed units.			
19/03/2021	DC/21/1376 /LBC	2 Almshouses Bridge Road Levington	Listed building consent – replacement of windows and kitchen door to all 4 almshouses with double glazed units.	No objection		Approved
19/03/2021	DC/21/1377/LBC	3 Almshouses Bridge Road Levington	Listed building consent – replacement of windows and kitchen door to all 4 almshouses with double glazed units.	No objection		Approved
19/03/2021	DC/21/1378/LBS	4 Almshouses Bridge Road Levington	Listed building consent – replacement of windows and kitchen door to all 4 almshouses with double glazed units.	No objection		Approved
26/03/2021	DC/21/1513/TPO	Trickers Wood Church Lane Levington	TPO SCDC 0014 1984 Sycamore T19 – to be felled, tree in marked decline through sooty bark	No objection		Approved

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			disease.			
30/03/2021	DC/21/1552/FUL	Garden Cottage Stratton Hall Drift Stratton Hall	Retractable pool enclosure.	No objection		Approved
18/05/2021	DC/21/2358/FUL	High Trees Bridge Road Levington	Part single and two storey extension to form additional living space.	<p>DC/21/2358/FUL - PART SINGLE & TWO STOREY EXTENSION TO FORM ADDITIONAL LIVING SPACE High Trees Bridge Road Levington IP10 0LZ</p> <p>Levington and Stratton Hall Parish Council do not object to the above Planning Application, however they would like to bring the following observations to the attention of the East Suffolk Council Planning Department.</p> <p>1. Creation of two separate dwellings Councillors noted that the proposed extension will</p>		Approved

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				<p>create two separate dwellings within the overall property but would appear to conform with East Suffolk Planning Policy SCLP5.13: Residential Annexes.</p> <p>2. Proximity of New Building to Neighbouring Property (Beech Lodge) Councillors expressed concern regarding the proximity of the new building to Beech Lodge and the effect of its 'bulk' so near to the existing house. The Parish Council are concerned that any technical issues around such closeness are investigated before planning permission is granted. However, it should be noted that the applicant has consulted with the owners of the neighbouring property</p>		



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				<p>who do not anticipate that this 'closeness' is a problem.</p> <p>3. Removal of trees and hedges The Parish Council notes that no trees or hedges need to be removed as a result of the building of the new extension and would suggest that this is a requirement of any grant of planning permission.</p> <p>4. Parking The applicant has assured the Parish Council that all vehicles pertaining to the two households can be parked within their curtilage. However, the Parish Council are concerned about the parking of contractors' vehicles during the period of the building</p>		

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				work particularly relating to the nearby parking area used by the Almshouses residents and associated carers. It would like restrictions on parking to form part of the planning permission.		
25/06/2021	DC/21/2878/FUL	Spring Cottage Bridge Road Levington IP10 0LJ	Erection of single storey rear extension.	Levington and Stratton Hall Parish Council supports this application.		Approved
25/06/2021	DC/21/2877/FUL	Bridge Farmhouse Bridge Road Levington IP10 0LJ	Erection of two-storey rear and front porch.	Levington and Stratton Hall Parish Council supports this application.		Approved
02/07/2021	DC/21/3500/FUL	1 Seabridge Cottages Stratton Hall Drift IP10 0LW	<ol style="list-style-type: none"> 1. Construction of a two bay cart lodge 2. Take down an existing workshop and rebuild a garden room on the existing slab 3. Erection of a garden shed. 	Levington and Stratton Hall Parish Council supports this application.		Approved

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21/09/2021	DC/21/4425/FUL	Driftway Church Lane IP10 0LQ	Single storey rear extension.	Levington and Stratton Hall have no objection to this application.		Approved
21/09/2021	DC/21/4413/FUL	Part of land South side of A14 Felixstowe Road IP10 0LT	Change of use from former agricultural to mixed use of B2 and B8.	Levington and Stratton Hall objects to this application.  Response to ESC DC-21-4413-FUL.doc	John Ross / David Long	Refused
16/03/2023	DC/23/1138/OUT	Red House Farm Bridge Road Levington Suffolk IP10 0LZ	Phased development comprising 18 x No. dwellings (including 6 affordables and up to 6 self build) with garaging and parking, accesses and landscaping	 Response to ESC DC-23-1138-OUT.pdf	Sarah Gregory	Permitted
16/03/2023	DC/23/1370/FUL	SUFFOLK YACHT HARBOUR ACCESS TO LEVINGTON MARINA STRATTON HALL IP10 0LN	Extension to Café building at Suffolk Yacht Harbour	Parish Council supports the application.	John Bailey	Permitted

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16/03/2023	DC/23/1321/FUL	1 New Cottages Nacton Road Levington IP10 OLE	Single storey part rear/part side extension and alterations	Parish Council supports the application.	John Parrish	Permitted
28/04/2023	DC/23/1307/FUL	3 Barrack Row Church Lane Levington IP10 OLG	Retrospective Application – Removal of existing summerhouse and shed, this has been replaced with a new summerhouse and shed which has been combined.	Parish Council considering at Planning Meeting on Wednesday, 7 th June 2023	Chris Yeo	Permitted
27/02/2023	DC/23/0756/FUL	Site of SZC Freight Management Facility Felixstowe Road Levington	Development of a temporary "Water Sourcing Facility" for Sizewell C ...	Levington and Stratton Hall Parish Council has been involved in consultation on the temporary use of this site for a Freight Management Facility [FMF] since 2012. It also recognises that it is part of an Infrastructure of National Importance which had a Development Consent Order granted in July 2022 and is subject to challenge	John Ross	Pending – Although the PC understand this application will not go ahead it is still listed as awaiting decision on the ESC Planning website.

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				<p>heard in the High Court with a judgement pending. The Parish Council met on 24th March 2023 to consider the application for a temporary use of this site for a "Water Sourcing Facility" and considered just this planning application and not the previous planning application for the FMF. There are several concerns for about this planning application: 1. The proposal is to draw off large quantities of water to supply the Sizewell C site by water tankers. The Parish Council would wish to receive complete assurances that there will be no detrimental impact to the supply of water to Levington and Stratton Hall parishes and the Felixstowe Peninsula, nor any reduction in water pressure to these areas. It is also interested to know why water could not be supplied by water mains</p>		


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				<p>nearer the Sizewell C development site. 2. The Parish Council has concerns about the traffic management plan. Firstly, when leaving the site, water tankers should not travel eastwards along the Old Felixstowe Road and attempt to join the A14/ Stratton Hall junction as this would be dangerous for slow moving vehicles. Secondly, if the water tankers turned westwards from the site, the Parish Council considered it dangerous for slow moving tankers to join the A1156 by turning right on the tee junction from the Old Felixstowe Road. Tankers and lorries must not be allowed to turn eastwards as the slip onto the A14 is too short for slow moving vehicles – it required the police to slow or stop westbound traffic at this point to let lorries onto the A14</p>		




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				<p>after Operation Stack. The new entrance to the site must prevent exiting left. The alternative of vehicles exiting the FMS site westward has two serious hazards: • They first have to turn right across the fast-moving traffic on the old A45. • Secondly, they present a similar hazard turning right onto the A1156.</p> <p>3. The Parish Council is unconvinced that noise from the water pumps – mains to storage tanks/storage tanks to water tankers, will not be a noise nuisance. 4. Planting is mentioned as a form of screening. Plants take a long while to mature so what year will it be when the plants provide an effective screen? It was considered that the proposed bunds were insufficient in height and length to provide adequate mitigation to offset the detrimental impact on the character of the landscape.</p>		



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				<p>5. A commitment has been made to return the site of the FMF/Water Sourcing Facility to its original use at the end of the Sizewell C project. This must also apply to the newly created junction on the Old Felixstowe Road which is purely to be used as an access to the temporary facilities on this site. The Old Felixstowe Road must therefore be returned to its original and current form. For these reasons the Parish Council objects to this planning application.</p>		
16/03/2023	DC/23/1138/OUT Amendments plus	Red House Farm Bridge Road Levington Suffolk IP10 OLZ	Erection of 18 x No. dwellings (including 6 affordables) with garaging, parking, accesses and landscaping	Parish Council submissions to ESC.  Red House Farm Submissions.pdf	Sarah Gregory	Permitted
07/07/2023	DC/23/2695/LBC	The Ship Church Lane Levington Ipswich	Listed Building Consent - Alterations and extensions to	Parish Council submission to ESC.	Sarah Gregory	Permitted

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		Suffolk IP10 OLQ	provide additional dining and upgraded kitchen facilities and an outdoor seating area	 Ship Submission.pdf		
07/07/2023	DC/23/2694/FUL	The Ship Church Lane Levington Ipswich Suffolk IP10 OLQ	Alterations and extensions to provide additional dining and upgraded kitchen facilities and an outdoor seating area.	Parish Council submission to ESC.  Ship Submission.pdf	Sarah Gregory	Permitted
24/07/2023	DC/23/2930/OUT	Land South of Felixstowe Road, Stratton Hall	Outline Application (Some Matters Reserved) - Construction of lorry park comprising 69 no. lorry parking spaces inclusive of ancillary office, driver's building, staff parking,	Parish Council submission to ESC.  Planning-Application-Submission-DC-23-2	Cate Last / Chris Yeo	Pending – Although the PC understand this application will not go ahead it is still listed as awaiting decision on the ESC Planning website.


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			landscaping and associated CCTV and lighting apparatus (with access and layout)			
07/09/2023	DC/23/1138/OUT	Red House Farm, Bridge Road, Levington IP10 0LZ	Erection of 18 x No. dwellings (including 6 affordables) with garaging, parking, accesses and landscaping	Parish Council submission to ESC.  Response-to-ESC-DC-23-1138-OUT-13th-!	Sarah Gregory	Permitted
31/11/2023	DC/23/3717/FUL	Walk Farm Stratton Hall	Change of use of 3no. buildings from agricultural use to Class E use (light industrial/storage) Walk Farm Old Felixstowe Road Stratton Hall Ipswich IP10 0LR	Parish Council submission to ESC.  Planning Application DC-23-3717-FUL.pdf	Chris Yeo / John Parrish	Permitted
13/11/2023	Appeal Ref: APP/X3540/W/23/3319395	Eastern Structures	Part of Land South Side of A14, Felixstowe Road, Levington, Suffolk IP10 0LT	Result of Appeal: The appeal was dismissed by the Planning Inspectorate. Some of the Reasons for Refusal: <ul style="list-style-type: none">• Outside settlement	N/A	Refused

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				<p>boundary on land designated as countryside.</p> <ul style="list-style-type: none"> • Unacceptable adverse impact on surrounding land use. • The Inspectorate was not convinced that there are not alternative locations which could be sequentially preferable to the appeal site. • The site does not constitute an appropriate location for the proposed development, having particular regard to safeguarding the countryside and ensuring a suitable and sustainable form of development. <p>Inspectorate Conclusion: The proposed development conflicts with the development plan when</p>		

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				taken as a whole, and there are no other material considerations that indicate otherwise. It is also at odds with the requirements of the Framework.		
02/01/2024	DC/23/4699/OUT (Please note this is a Nacton application.)	Land Opposite Seven Hills Roundabout Felixstowe Road Nacton Suffolk	Outline planning application with all matters reserved except access for a Business Park to provide floorspace for Class B2, B8 and E(g) Uses alongside ancillary uses	 Planning Application DC-23-4699-OUT.pdf	Chris Yeo	Pending
19/02/2024	DC/24/0619/FUL	Orchard House Church Lane Levington Ipswich Suffolk IP10 OLG	Single storey rear extension, internal remodelling and new single bay cart lodge to front.	No objection	Cate Last	Permitted
29/02/2024	DC/24/0449/FUL	Part Land At Foxburrow Farm	Change of use of land for the storage of	The Parish Council strongly objects to this Planning Application which is in the countryside and adjacent to	John Parrish	Refused

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		Waldringfield Road Brightwell Ipswich Suffolk IP10 OBZ	containers (associated with Port of Felixstowe), including erection of associated fencing.	the ANOB. The Parish Council held a Parish Council Meeting on Monday, 25th March 2024 when this application formed part of the agenda and both residents and Parish Councillors made their views known. Very little information has been provided, particularly in view of the fact that the applicant would be storing a large number of containers (up to 1200) in a rural setting and the Parish Council would make the following observations: 1. How will the containers be loaded and unloaded from lorries? 2. The height to which the containers will be stacked? 3. How many lorry movements per day, per week or per year? In addition, the applicant has failed to provide a Traffic Plan to anticipate the net impact in terms of HGV movements to and from the		

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				<p>site. If this Planning Application were to be approved, we request that the Planning Officer considers prohibiting all HGVs from using the C375 Brightwell Road and that measures are put in place to ensure that vehicles use the A12/A14 route to and from Felixstowe Dock. The Parish Council are concerned about the impact the additional HGV movements will have at the Seven Hills Junction. If this Planning Application were allowed, coupled with the Planning Applications already approved, such as Brightwell Lakes and those which are in the planning process such as the Land Opposite the Seven Hills Roundabout for a Business Park, this would result in even more congestion at this already junction bottleneck.</p> <p>This application would</p>		

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				<p>appear to be in breach of SCLP4.2: New Employment Development; in that where a need for additional employment development has been demonstrated or it can be demonstrated that there is no sequentially preferable land available adjacent to existing Employment Areas, within existing Employment Areas or within Settlement Boundaries and: a) It would not have an unacceptable adverse impact on surrounding land use; and b) It avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment.</p> <p>As stated previously, for all the above reasons the Parish Council strongly objects to this application. In</p>		

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				particular, the Parish Council strongly objects to the extension of the plan onto agricultural land that is not designated for development in the Local Plan.		
14/03/2024	DC/24/0800/FUL	2 Seabridge Cottages Stratton Hall Drift Stratton Hall Ipswich Suffolk IP10 OLW	Change of use for a holiday let.	Supports the application.	Chris Yeo	Permitted
15/08/2024	DC/24/2940/TPO	The Driftway Church Lane Levington IP10 OLQ	1x Mixed Group Holly and 1x Hawthorn Tree – To fell. Due to high maintenance and allowing more light onto lawn area creating a vista view to the open fields.	No objection	Ann Wignall	Permitted