

Item: 6

DC/23/0539/VOC

Variation of Condition No. 11 of DC/21/0541/FUL

(Hybrid Application - Full Application for the construction of 45 apartments and maisonettes and 16 houses in buildings ranging in height from 2 to 3 storeys, conversion of retained assembly hall to provide 250m² community space, 16 residential car parking spaces, 1 car park space for community hall, 137 cycle parking spaces, highways and public realm works, hard and soft landscaping, access and associated works and Outline application (with all matters reserved except for access, use and scale) for redevelopment and extension of retained sports hall to provide indoor bowls facility and cricket pitch with pavillion, 32 car parking spaces, 24 cycle spaces, landscaping and associated works. All matters reserved except for access, use and building heights)
- alter the number of affordable homes.

Former Deben High School, Garrison Lane, Felixstowe

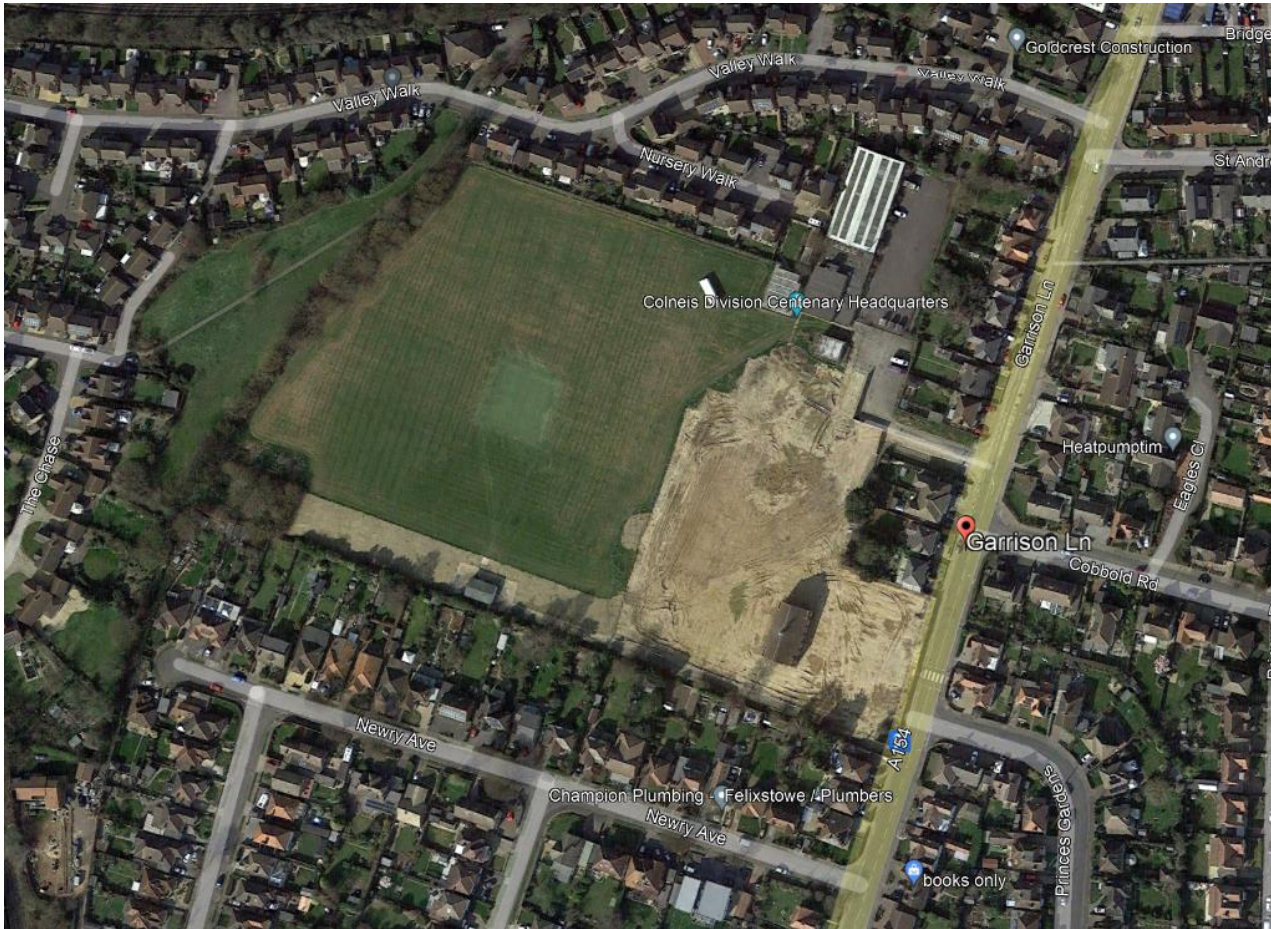


Site Location Plan - DC/21/0541/FUL

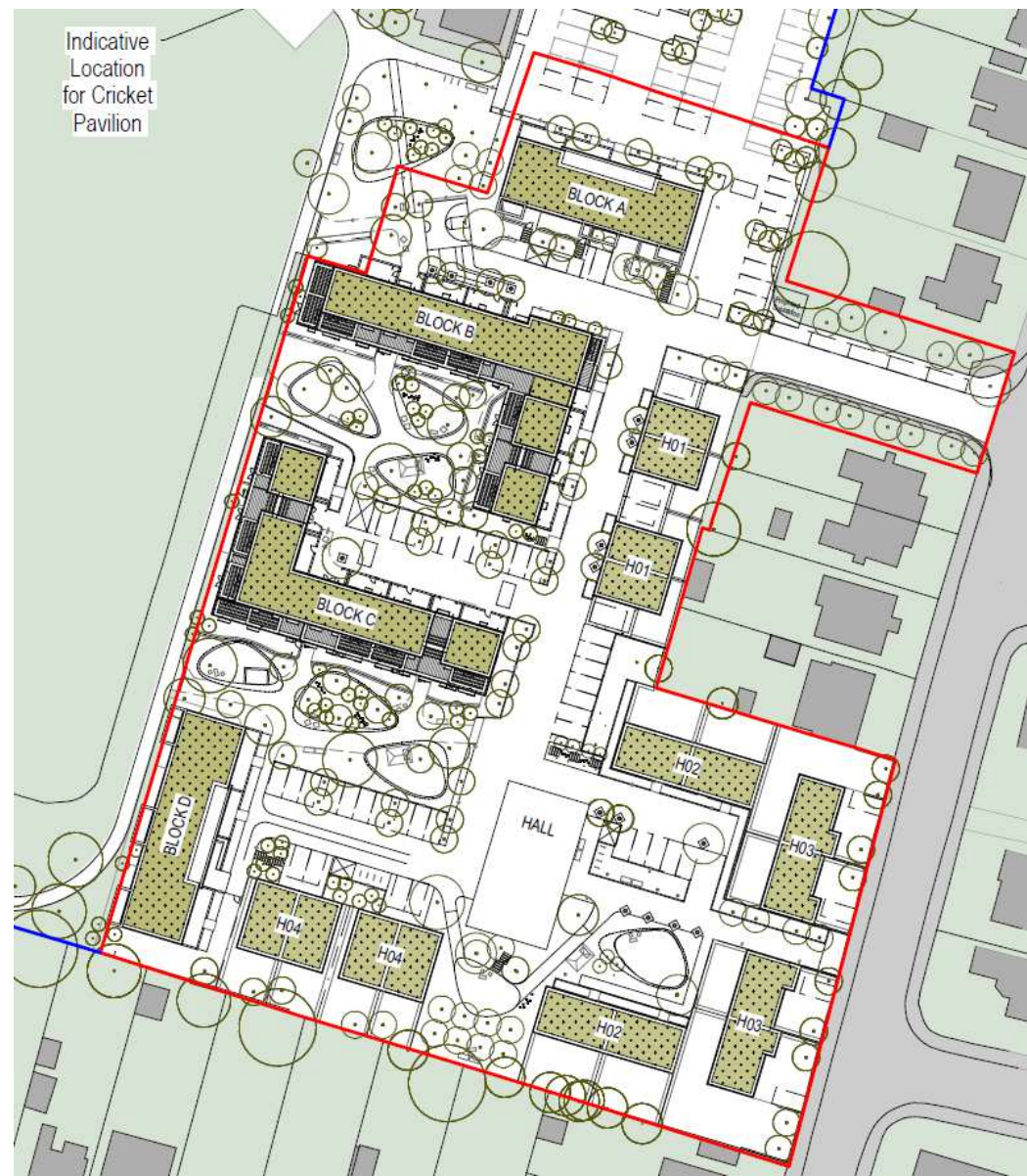


- Outline Planning Application Boundary / Land In ESC Ownership
- Full Planning Application Boundary

Aerial Photographs



Site Layout - DC/21/0541/FUL





Looking north along Garrison Lane – prior to demolition



Looking south along Garrison Lane – following demolition




Looking west from Garrison Lane towards site access – prior to and following demolition



Visuals - DC/21/0541/FUL



Material Planning Considerations and Key Issues

- Application is made under section 73 of the Town and Country Planning Act 1990 to vary Condition 11 of planning permission DC/21/0541/FUL. Section 73(2) states that on such an application, the local planning authority will consider only the question of the conditions subject to which planning permission should be granted.
 - As such, the sole consideration in this case is whether the proposed variation of Condition 11 is acceptable.
 - The proposal with the amendment to Condition 11 complies with policy SCLP5.10 - Affordable Housing on Residential Developments, which requires proposals for residential development (with capacity for ten units or more or sites of 0.5ha or more) to make provision for 1 in 3 units to be affordable dwellings.
 - Development as a whole continues to be in accordance with the development plan.
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- A teal-colored decorative shape, resembling a stylized hill or a large triangle, is positioned in the bottom right corner of the slide.

Recommendation

Approve the Variation of Condition 11 to the following:

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it and shall remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing.

The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of **not less than 20 affordable dwellings**. The details to include a mechanism for delivering an alternative method of providing affordable housing at the same level as approved in the event that no affordable housing provider acquires some or all of the affordable housing within a reasonable timescale.
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing,
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In accordance with Policy SCLLP5.10 of the Suffolk Coastal Local Plan (2020) to secure the appropriate provision of affordable housing on the site.

Conditions:

1. Time limit for commencement of residential development (with full planning permission).
2. Time limit for the submission of reserved matters (with outline permission) and time limit for commencement.
3. Development to be carried out in accordance with the approved plans and documents.
4. External facing and roofing materials to be agreed.
5. Removal of permitted development rights for extensions and alterations, roof alterations and outbuildings in respect of the residential development.
6. Removal of permitted development rights for walls and fences.
7. Removal of permitted development rights for additional windows above ground floor level.
8. Requirement for windows above ground floor level serving bathrooms to be fitted with obscure glazing.
9. Provision of storage areas for bins.
10. Details of external lighting to be agreed.
11. Scheme for provision of affordable housing to be agreed (as set out above).
12. Construction hours to be limited to 7.30am to 6pm Mondays-Fridays, 8am to 1pm on Saturdays and no construction work to take place on Sundays and Bank Holidays.
13. Details of protective fencing for existing trees to be agreed.
14. Noise assessment to be submitted.
15. Air quality assessment to be submitted.
16. Requirement for a minimum of 5% of car parking spaces for staff/visitor use to be provided with EV charging points.

Conditions continued:

17. Requirement for all dwellings with off-street parking and a minimum of 10% of spaces in private communal parking areas to be provided with EV charging points.
18. Site investigation in respect of land contamination to be carried out.
19. Remediation method statement (RMS) in respect of land contamination to be submitted.
20. RMS to be completed prior to occupation of the development.
21. Validation report in respect of land contamination to be submitted.
22. Landscaping scheme to be submitted for approval.
23. Management plan for maintenance of communal areas to be submitted for approval.
24. Scheme for provision improvements to pre-school and primary school education to be submitted for approval.
25. Strategy for disposal of surface water to be submitted for approval.
26. Details of implementation, maintenance and management of the strategy for the disposal of surface water to be submitted for approval.
27. Surface water drainage verification report to be submitted for approval.
28. Construction Surface Water Management Plan detailing how surface water and storm water will be managed on the site during construction to be submitted for approval.
29. Eastern-most balconies at first and second floors on apartment block D, on the eastern boundary of the site, to be fitted with an obscured glazed privacy panel on their eastern elevation to a height of 1.7m from balcony floor.