



Committee Report

Planning Committee North - 14 May 2024

Application no DC/24/0391/FUL

Location

Beccles Sport And Social Club
College Meadow
Common Lane
Beccles
Suffolk
NR34 9RH

Expiry date 24 April 2024

Application type Full Application

Applicant Mr Matthew Humby on behalf of Beccles Town FC

Parish Beccles

Proposal The applicant seeks permission to install a modular toilet block, offering ambulant and accessible toilet facilities for spectators.

Case Officer Daniel Bailes
01502 523022
daniel.bailes@eastsoffolk.gov.uk

1. Summary

- 1.1 Planning permission is sought for the installation of a modular toilet block. The proposal would not have an adverse impact on the character of the surrounding area or neighbour amenity. The proposal accords with the relevant policies of the Local Plan and the application is recommended for approval.
- 1.2 The application is being presented to Planning Committee (North) as the land is owned by East Suffolk Council.

2. Site Description

- 2.1 Beccles Sport and Social Club, College Meadow is a sports ground situated within the settlement boundary of Beccles. The main access is to the east from Common Lane and the East Suffolk Railway Line runs adjacent to the west. The main path from the railway station to the common is beyond the site to the north and the nearest neighbouring properties are across from the railway to the west.

3. Proposal

- 3.1 The proposal is for the installation of a modular toilet block towards the west of the site, near to the main grandstand. The structure would have a depth of 3.25m and width of 7.5m, with a flat roof height of 2.7m.

4. Consultees

Third Party Representations

- 4.1 One representation neither objecting nor supporting has been received.

Consultees

Consultee	Date consulted	Date reply received
Beccles Town Council	8 March 2024	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	8 March 2024	27 March 2024

Summary of comments:

Suffolk County Council, as Lead Local Flood Authority (LLFA), is a statutory consultee under the Town and Country Planning Act for major applications and some minor applications where flooding has been identified.

Therefore, whilst the site is at risk of surface water flooding, due to the relatively small size of the proposed toilet block (7.2mx3.1m) it is unlikely to displace floodwaters to the extent that it could adversely impact neighbouring sites. Therefore, we have no comment to make, and we would point the LPA and the applicant towards the following guidance.

The full response is viewable on Public Access.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	8 March 2024	12 March 2024

Summary of comments:

We have no comments to make regarding this application.

Consultee	Date consulted	Date reply received
East Suffolk Leisure and Play	8 March 2024	No response

Summary of comments:

No comments received.

Consultee	Date consulted	Date reply received
Waveney Disability Forum	8 March 2024	No response

Summary of comments:

No comments received.

5. Site Notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 13 March 2024

Expiry date: 03 April 2024

6. Planning Policy

- WLP8.22 - Built Community Services and Facilities (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- WLP8.24 - Flood Risk (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- BECC9: General Design Principles (Beccles Neighbourhood Plan, 'Made' September 2021)
- National Planning Policy Framework 2023 (NPPF)

7. Planning Considerations

Design and Visual Amenity

- 7.1 The proposed modular toilet block has a functional appearance which is typical of such facilities usually found at sports grounds. The structure would be constructed of light brown plastisol coated steel and dark brown UPVC would be used for the windows. The scale of the modular block is considered to be proportionate to its use, with a fairly modest footprint and a low height. Additionally, the structure would not be widely visible to the public as clear views to the western side of the site can only be provided when travelling by train. The existing screening provided by trees and the surrounding structures would mean that the development would not be particularly prominent from that west side. It is therefore considered that the design, materials, and scale of development is acceptable and will not have a significant impact upon the character of the surrounding area.
- 7.2 The proposal would have a clear public benefit in providing accessible facilities to spectators when attending College Meadow. Whilst this is only ancillary to an existing community facility, and therefore policy WLP8.22 is not fully applicable, this proposal does improve the existing facility and thus meets the general objectives of WLP8.22 which sets out that proposals for new community facilities will be supported where the proposal meets the needs of the local community, is of a proportionate scale, well related to the settlement it would serve and would not adversely affect existing facilities.

Neighbour Amenity

- 7.3 There have been comments received at consultation stage from a neighbour that lives on Dobson Way. This is a residential road situated to the south-west of the site and on the opposite side of the railway line. They have raised some concerns about lighting and the security of the site. The specific details on the lighting have not been included with this application but given its intended use, the block is only likely to be illuminated whilst the pitch is in use and is unlikely to be any more harmful than the existing floodlights. There is also adequate screening already provided by the trees situated directly west of the block. On matters of security, the sports club has several access points onto College Meadow which are all securely locked and it is trusted by the officers that the club would undertake any necessary measures such as locking the doors when the toilet block is not in use, which is normally expected with such facilities. The last query was in reference to drainage and

wastewater, and it is understood that the block would be connected to the existing mains sewer as shown on drawing 2403-0120.

Flood Risk

- 7.4 The site is located within Flood Zones 2 and 3 which are the medium and high-risk zones. Suffolk County Council have therefore been consulted on this proposal as the Lead Local Flood Authority (LLFA). They have advised that whilst the site is at risk of surface water flooding; the relatively small size of the small toilet block it is unlikely to displace floodwaters to the extent that it could adversely impact neighbouring sites. When considering the scale of the development, its temporary nature and the public benefits associated with the provision of new accessible facilities, it is deemed that the proposal would meet the requirements of policy WLP8.24 and is therefore acceptable.

8. Conclusion

- 8.1 All matters have been considered and the proposal accords with Waveney Local Plan policies WLP8.22, WLP8.29 and Beccles Neighbourhood Plan Policy BECC9. Planning permission can therefore be granted.

9. Recommendation

- 9.1 Approve with conditions.

10. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with Site Location Plan 100; received 02/02/2024, Proposed Block Plan 0120A; received 28/02/2024, Proposed Elevations 2100; received 28/02/2024 and Proposed Floor Plan 15-08025-01 C; received 02/02/2024;, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

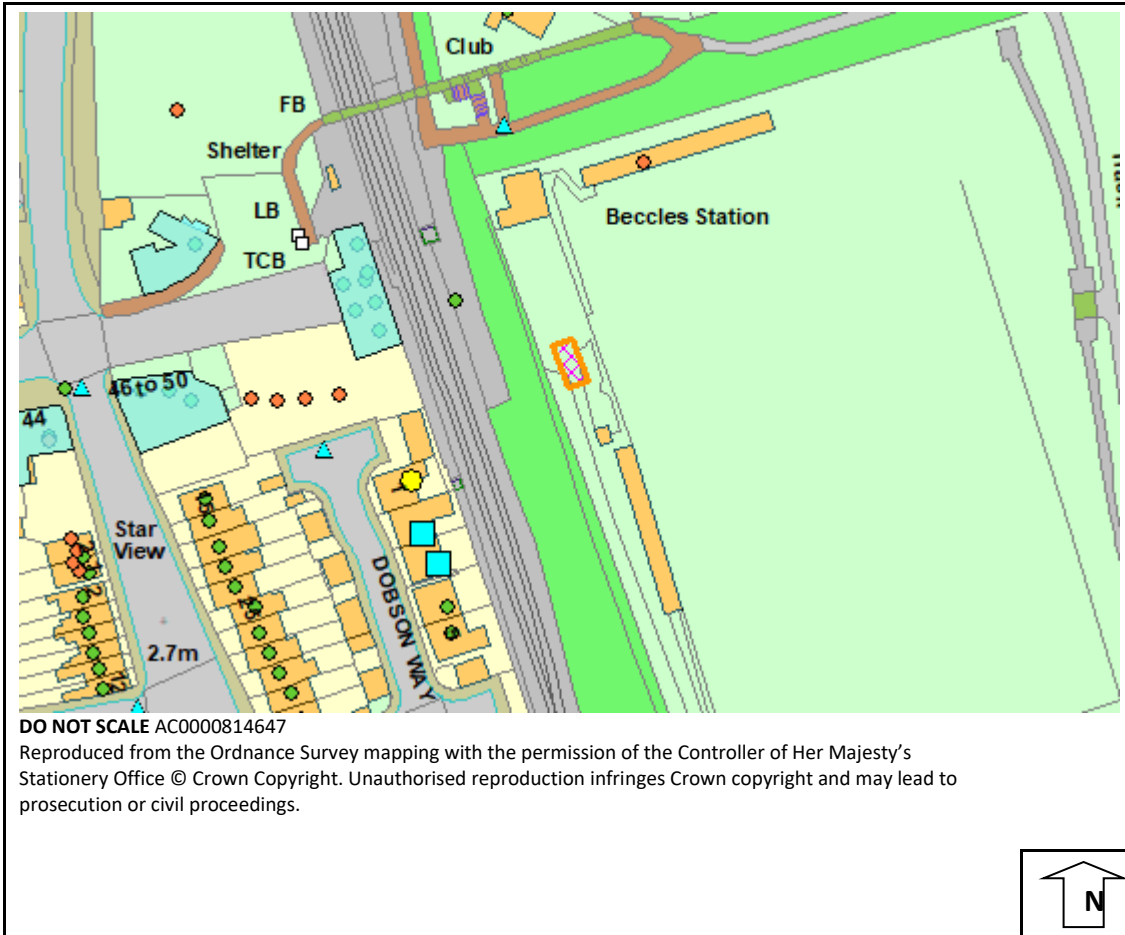
3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

Background Papers

See application reference DC/24/0391/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support