

## Item 7

### DC/22/2999/FUL

Utilise the existing land formally known as "The Hollies Sports Centre and Social Club" as home pitch locations for both youth and adult football. Creation of new vehicular access/parking and associated facilities

The Hollies, Straight Road, Foxhall, Ipswich, Suffolk, IP10 0FN



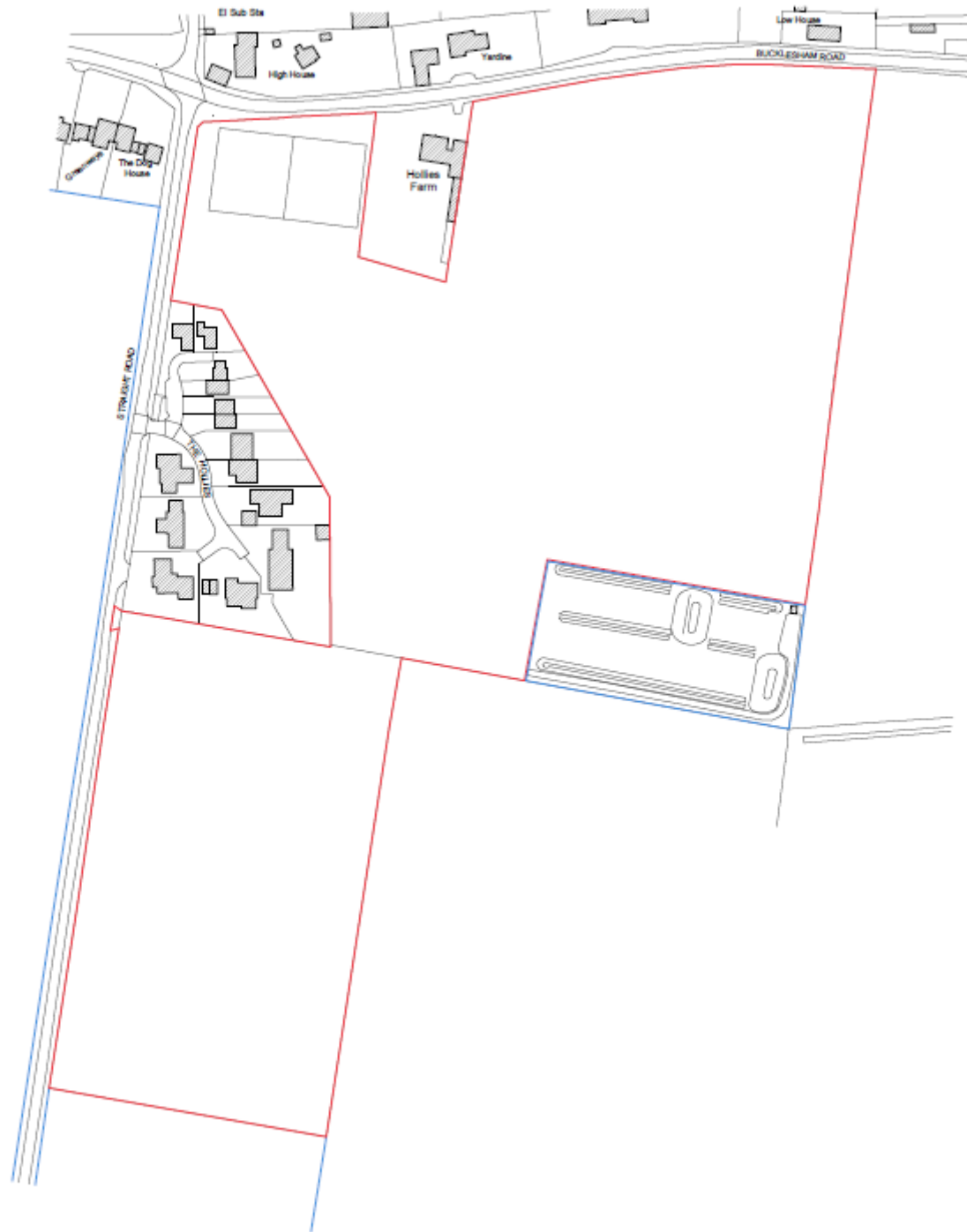
## Reason for Committee

The application has been presented to members following the Head of Planning and Coastal Management using their call in powers due to the amount of public interest this application has received. The objection from the Parish Council is noted below; the application has received 61 letters of objection. No other statutory consultee has raised an objection.

### Foxhall Parish Council

The Parish Council strongly objects to this application. We are surprised that a new application has been submitted for this site with only a few changes to the previous application which generated numerous objections from local residents, the Parish Council and Suffolk County Council Highways. It is clear that Straight Road and adjoining roads such as Monument Farm Lane are inadequate to cope with the additional traffic such a development will bring particularly over the short time frame the pitches would be in use. This will no doubt lead to traffic chaos in and around Straight Road and will therefore be very detrimental to Highway Safety. The new application states that a suitable visibility splay will be maintained but how this is to be achieved is disputed by several objectors. We are concerned that the proposed entrance remains adjacent to dwellings in The Hollies and within the 60mph speed limit. Highways are concerned by the dangers caused by coaches turning off Straight Road which is narrow single-track road but the applicant has boldly stated that no coaches will use the site and only the occasional minibus! How is this going to be enforced? Suffolk County Council the Lead Local Flood Authority have already expressed their concerns about the Surface Water Flood Risk and the Pollution Hazard of siting a 150-site car park on a field. Whilst local residents have also expressed their concerns about the treatment of sewage generated by this development. An area that has been sadly absent from this application. Should this application be allowed to go ahead it will have a considerable detrimental affect on the local residents and Highway Safety in Straight Road and the adjacent area. It will also lead to the loss of wildlife habitat which has recently seen the arrival of Skylarks which are a protected species. For these reasons we join with local residents and other statutory consultees in objecting to this application.

# Site Location Plan



# Aerial Photograph

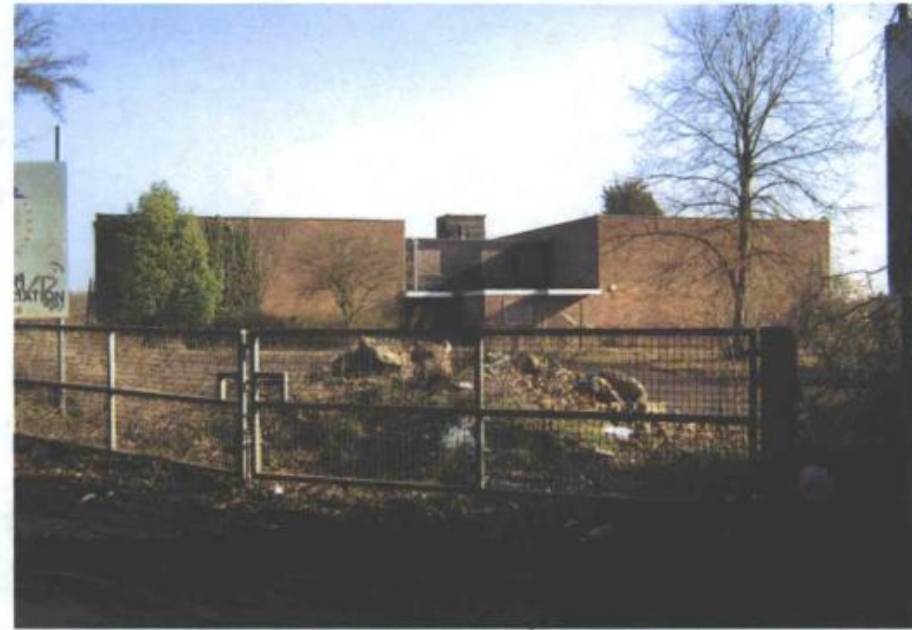
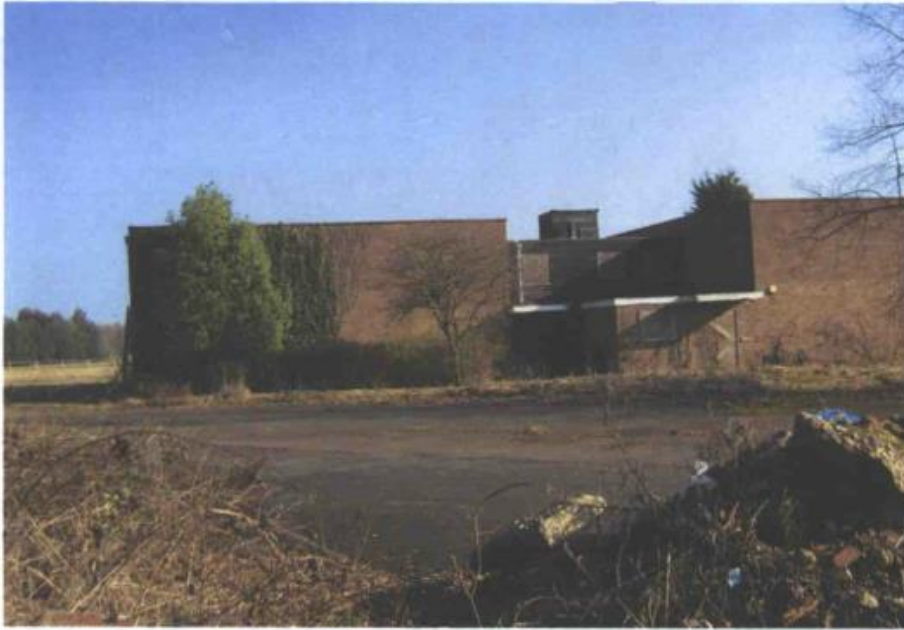


## Stock photos of former BT use



[The Hollies Sports Centre and Social Club; Ipswich – August 2012 | Derelict Places - Urban Exploring Forum](#)

# Stock photos of former BT use



# Site History

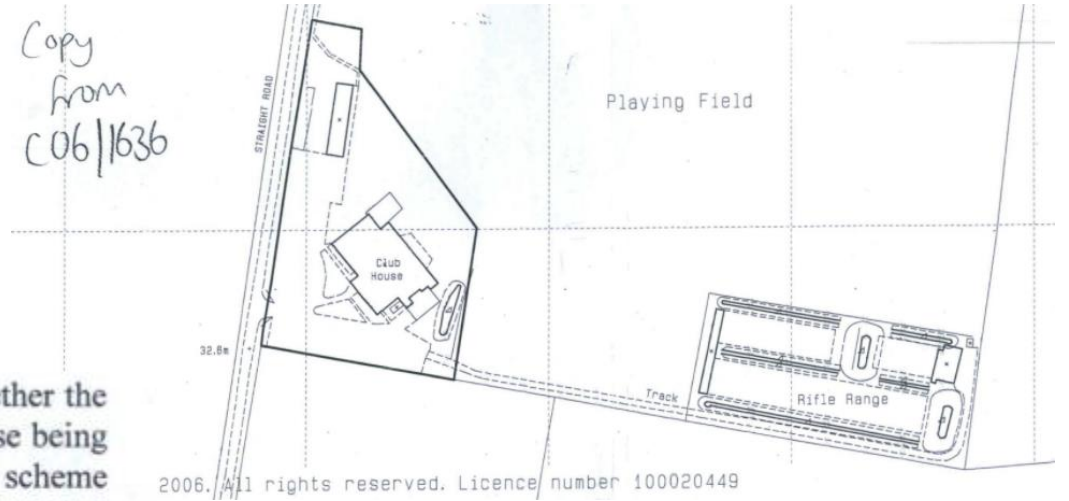
Co6/1636 and C/10/0243 - Conversion & change of use of redundant sports accommodation to B1(A) office accommodation

In this instance, there are a number of issues in relation to Policy AP104 - most notably whether the loss of the clubhouse would result in the likelihood of the pitches being brought back into use being significantly reduced. Consultation with Sport England resulted in an initial objection to the scheme on the basis that insufficient information had been supplied to show that the clubhouse was not a financially viable proposition to a sports club (or other community use). Sport England therefore provided that if the clubhouse was to be lost, then a financial contribution to provide replacement facilities would need to be made or the rest of the ground would need to be reinstated to sports use and made available for local clubs.

Subsequent to receiving the requested information, Sport England withdrew their objection in full and concluded that;

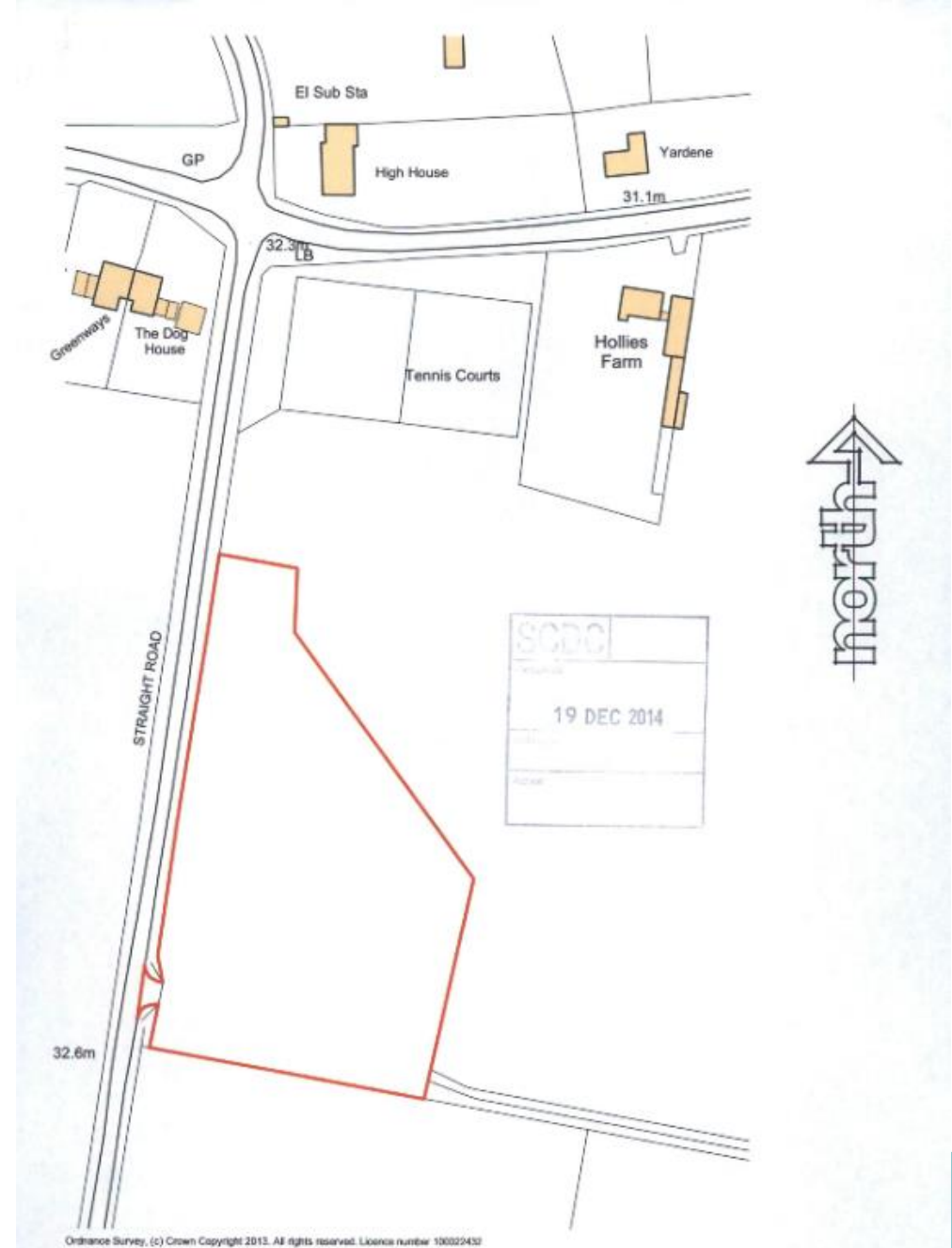
"It is therefore considered to be very unlikely in practice that a sports club or other organisation would come forward in the future that would be willing to invest in refurbishing the clubhouse. I am therefore of the view that the facility is redundant as a sports clubhouse and that replacement facility provision would not be justified on this occasion. Whilst none of the exceptions in Sport England's playing fields policy are directly applicable, the proposal is considered accord with Planning Policy Objective 2 of Sport England's Planning for Sport and Active Recreation: Objectives and Opportunities document (September 2005) which relates to the loss of existing sports facilities and permits the loss of facilities if it can be proved that a sports facility is genuinely redundant and that there is no demand for a replacement based on a thorough local assessment."

Given the above, I am therefore satisfied that the conversion of the clubhouse would not prejudice the use of the field to be brought back into sporting/community use.



# Site History

DC/14/4202/FUL - Proposed demolition of existing buildings and erection of 14 dwellings with associated vehicular access and external works.



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**4457 - Location Plan**  
1:1250 at A4



# Site History

DC/15/1327/FUL - Erection of new prefabricated wheelchair accessible shower room and wc unit, including revision to existing concrete hardstanding to form nominal ramp



Project No.	1411
Client	Tinity Park
Project Name	Shower & WC Refurbishment
Scale	1:2500
Sheet No.	01
Total Sheets	01
Drawn By	DL
Checked By	DL
Date	20.03.15
As Proposed	20.03.15

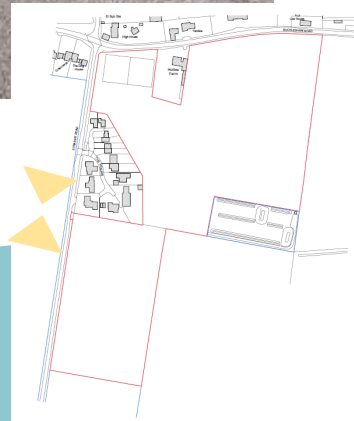
**Nick BARBER**  
Architects

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# Photographs – Existing Field Access



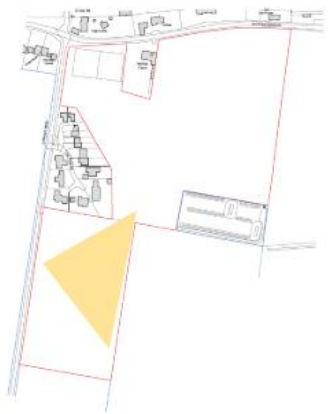
# Photographs – Looking along Straight Road



## Photographs Northern Boundary from Bucklesham Road



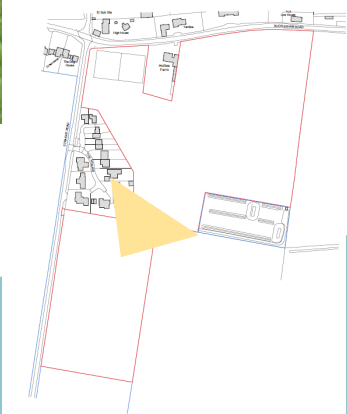
## Photographs – Montage of Site of lower field proposed for parking



## Photographs – Montage of Site of upper field proposed for pitches



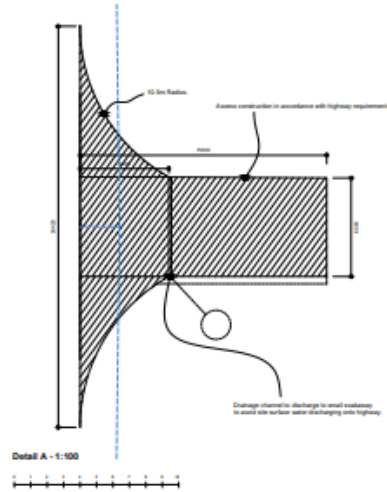
# Photographs – Access between fields



# Photographs 'The Hollies' as viewed from the site



# Proposed block plan



Trench soakaway along side of road 450mm wide x 500mm deep filled with MOT type 3 storage material - trench lined with terram/fiber membrane.

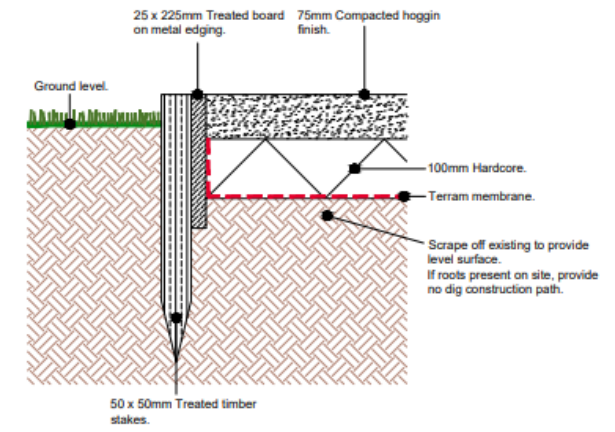
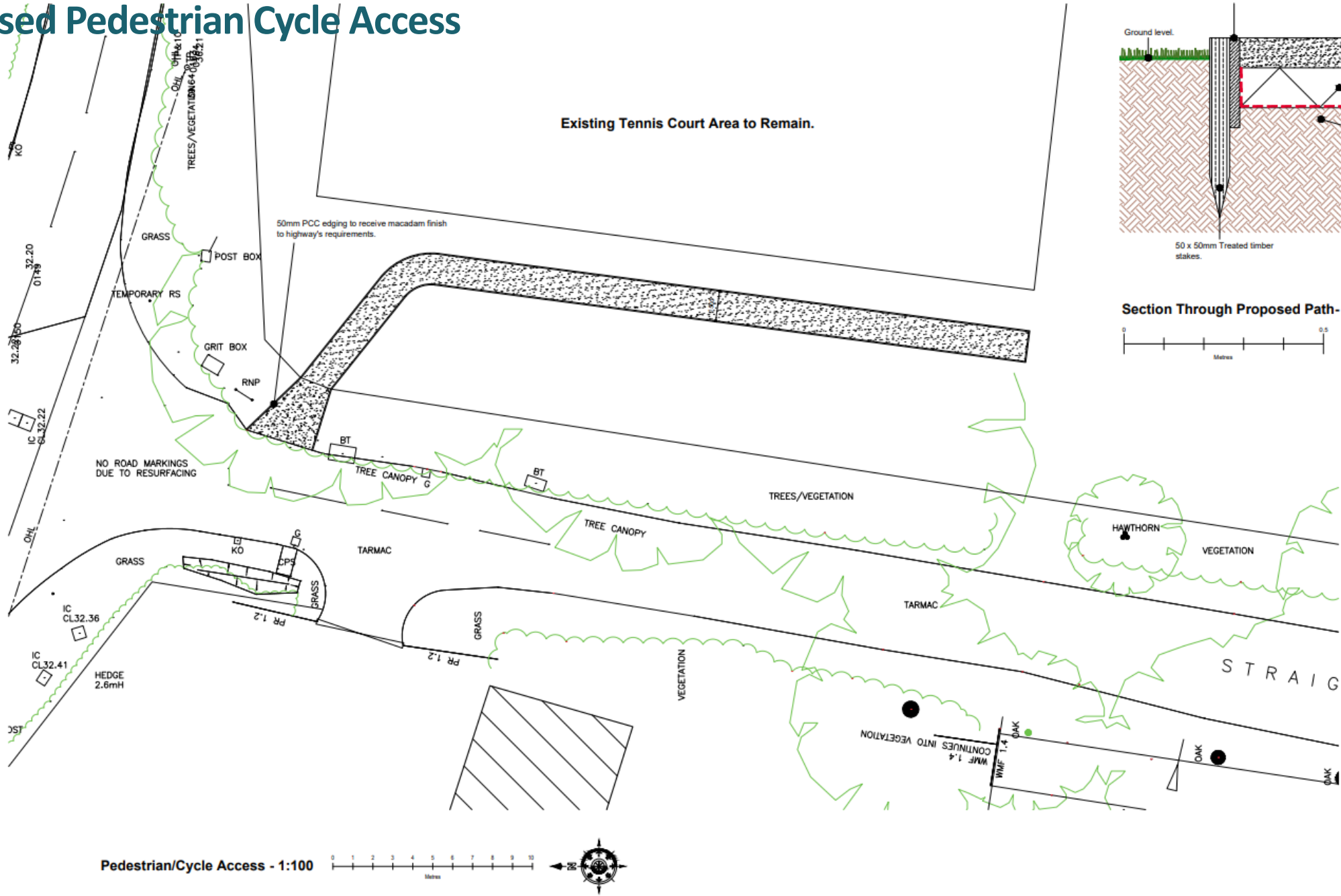


Read in conjunction with Stroud Associates Flood Risk & Drainage Strategy ref SW433 dated \_\_\_\_\_

# Previously submitted Block Plans



# Proposed Pedestrian Cycle Access



Read in conjunction with drawing no - 21119 11.

No. Date Revisions  
Revisions

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Website [www.hollins.co.uk](http://www.hollins.co.uk)

Client  
KESGRAVE FOOTBALL CLUB

Site  
THE HOLLIES SPORTS CENTRE,  
STRAIGHT ROAD OFF FELIXSTOWE ROAD, IPSWICH.

Project  
PLANNING SUBMISSION FOR CAR PARKING

Details  
PEDESTRIAN/CYCLE ACCESS

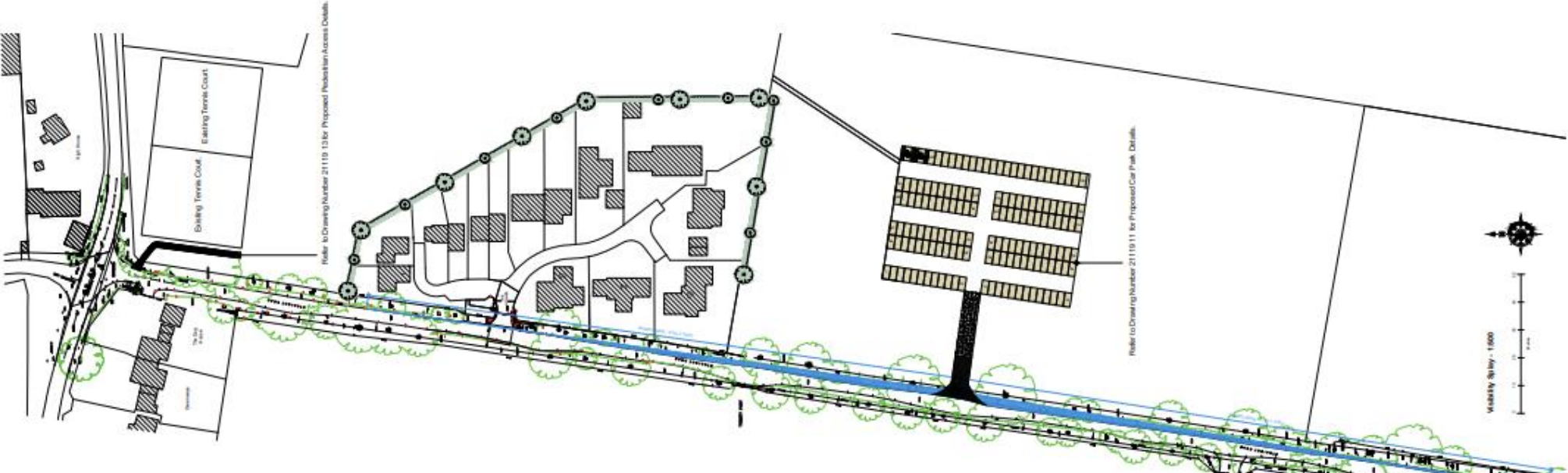
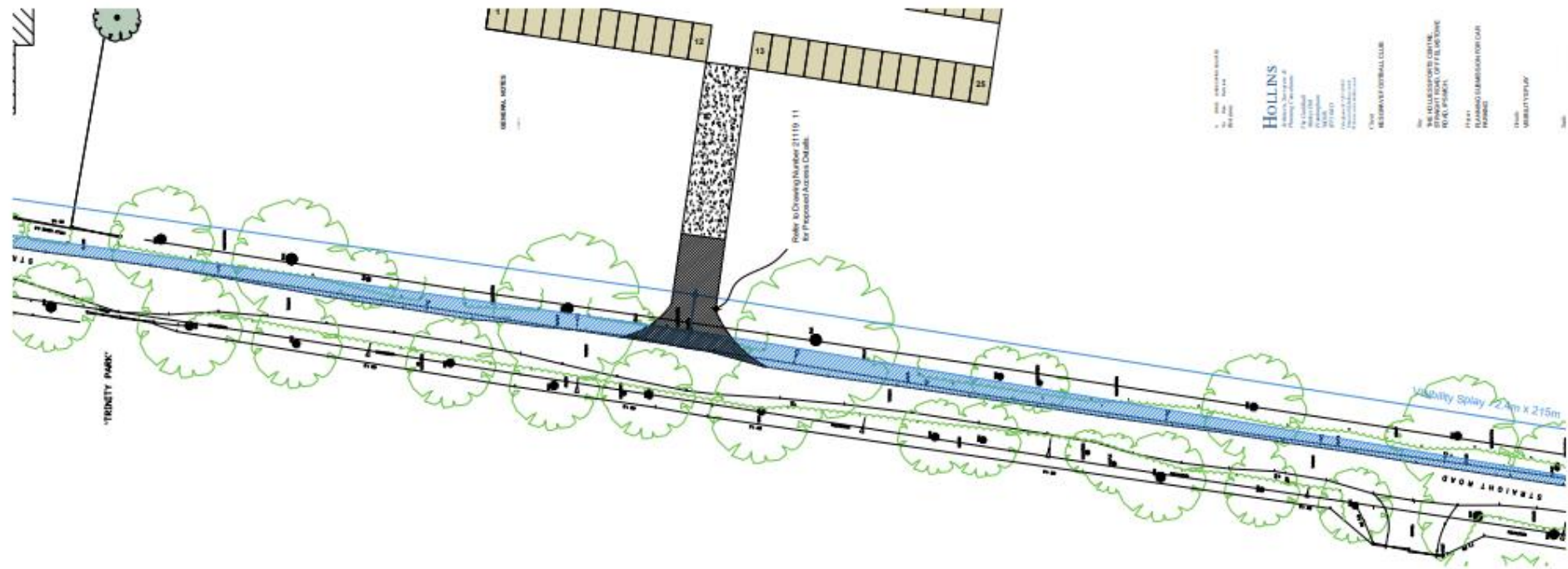
Scale  
1:5 & 1:100 (A1)

Date  
MAY 2023

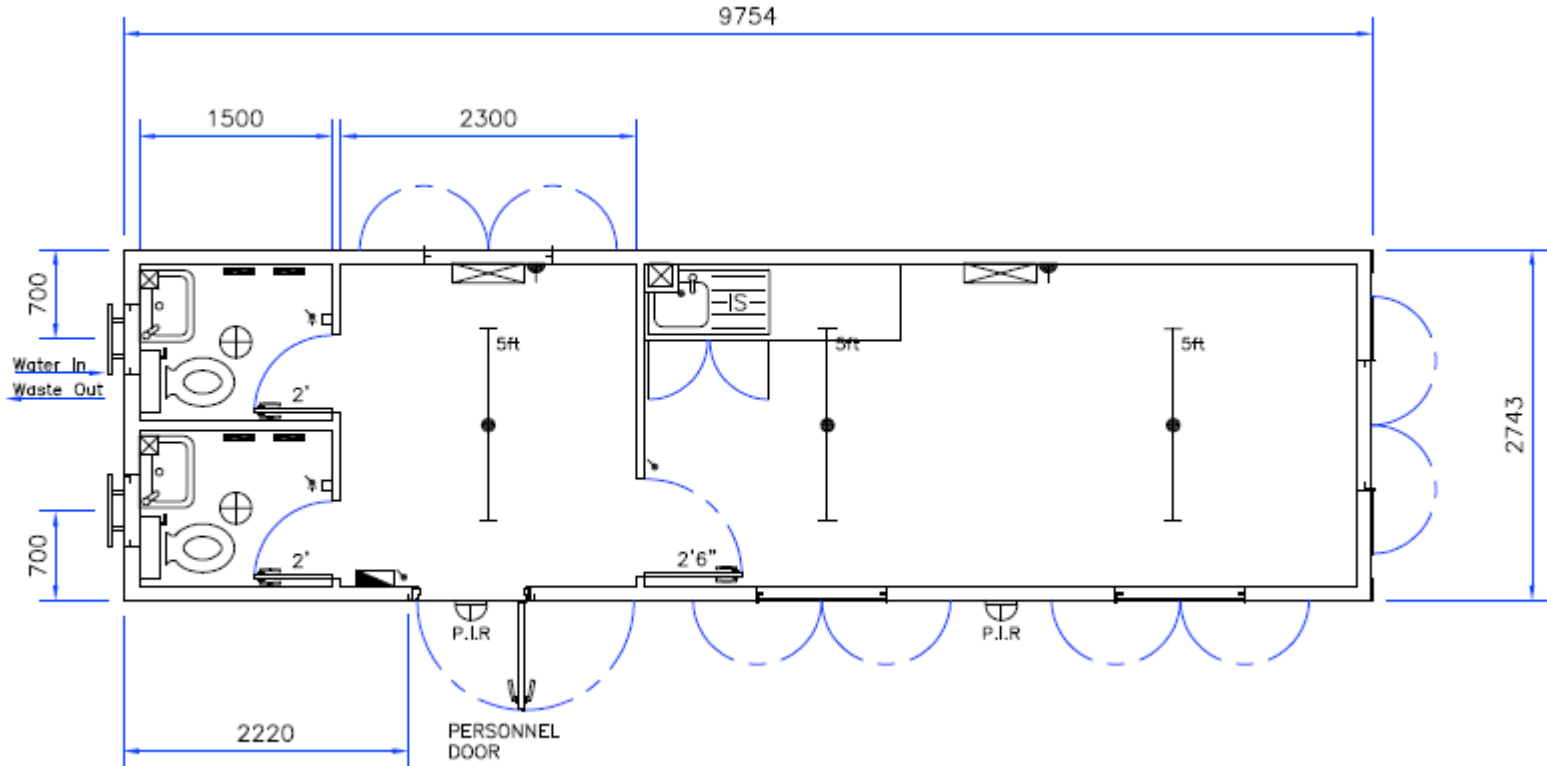
Drawn by  
RJB

Drawing number  
21119 13

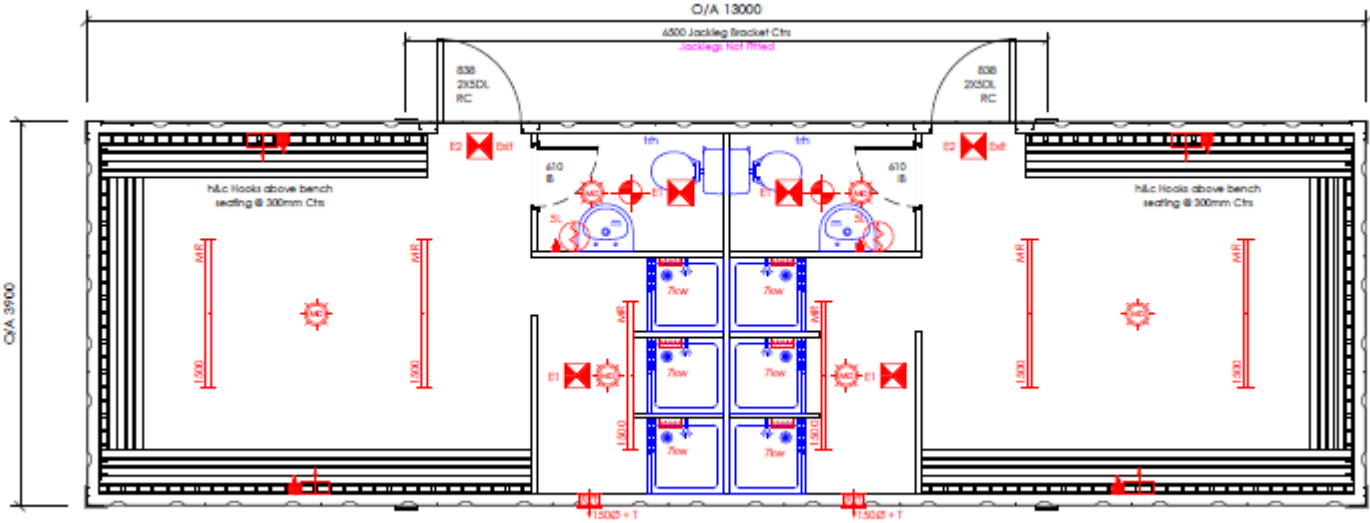
# Visibility Splay (Topographical Survey overlaid)



# Office Container




# Changing Rooms Container (of which two are proposed)



# Potential Usage

	Number of Teams	Volume of car movement	
<b>Time</b>			
9:00 - 9:30	4	48	Early Kick offs
9:30 - 10:00	6	72	Normal Kick offs
10:00 - 10:30	4	48	Late Kick offs
10:30 - 11:00		10	Late arrivals
11:00 - 11:30		0	Minimal volume
11:30 - 12:00		96	Players / supporters leaving from earlier games
12:00 - 12:30		72	Players / supporters leaving from later games
12:30 - 13:00		10	Late leavers
13:00 - 13:30	4	60	Arrival of players for afternoon games
13:30 - 14:00		10	Late arrivals and supporters arriving
14:00 - 14:30		10	Late arrival of supporters
14:30 - 15:00		0	Minimal volume
15:00 - 15:30		0	Minimal volume
15:30 - 16:00		0	Minimal volume
16:00 - 16:30		30	First to leave
16:30 - 17:00		50	Next to leave
17:00 - 18:00		10	Last to leave
<b>Assumptions</b>	Youth teams - 12 vehicles per team average		
	Adult teams - 15 vehicles per team excl supporters		
	Some players / supporters arrive earlier than others		

# Material Planning Considerations and Key Policies

- **Principle of Development** – Previous use of the site; Paragraphs 97 and 102 of the NPPF; SCLP 8.2: Open Space
  - **Access and Highway Safety** – SCLP 7.1 Sustainable Transport and 11.2 Residential Amenity
  - **Residential Amenity** - SCLP 11.2 Residential Amenity
  - **Landscape Setting** – SCLP 10.4 Landscape Character
  - **Ecology** – SCLP 10.1 Biodiversity and Geodiversity and SCLP 10.2 Visitor Management of European Sites
- 

# Recommendation and Conditions

## Approval – Subject to the amended conditions noted below:

1. Standard Time Period
2. Drawing/Document Compliance
3. Access arrangements
4. Appropriate surfacing of access
5. Positioning of gates/obstructions
6. Visibility Splays
7. Provision of parking area
8. Ecological Enhancement Strategy
9. Demolition and Construction Management Strategy
10. Details of footpath connection
11. Strategy for disposal of surface water
12. Implementation of surface water strategy
13. Surface water drainage verification report
14. Construction Surface Water Management Plan
15. Implementation of ecological avoidance, mitigation, compensation and enhancement measures
16. Restriction of hedge removal
17. No external lighting unless submitted and approved
18. Ground condition survey – Sports England
19. Use restriction to outdoor sport
20. Management and maintenance scheme – Sport England
21. Opening hours - The facility shall only be open to the public between 9am and 9pm Monday to Saturday, and between 1pm and 5pm on Sundays, and the premises shall be closed to the public at all other times including on Bank Holidays.

Condition noted in full in the report on pages 98-103