



## Committee Report

**Planning Committee South – 25 July 2023**

**Application no** DC/23/0718/FUL

**Location**

Sports Ground Notcutts Park  
Fynn Road  
Woodbridge  
Suffolk  
IP12 4LS

**Expiry date** 21 April 2023  
**Application type** Full Application  
**Applicant** Woodbridge Town Football Club

**Parish** Martlesham  
**Proposal** Utility/Storage and Lobby Extensions To Existing Clubhouse  
**Case Officer** Nick Clow  
07741 307312  
nick.clow@eastsoffolk.gov.uk

### 1. Summary

- 1.1. This application seeks planning permission for the construction of two single storey extensions to the existing clubhouse at Notcutts Park, Fynn Road, Woodbridge.
- 1.2. The application is being presented to Planning Committee South for determination as East Suffolk Council have a leasehold on the site.
- 1.3. It is considered that the proposal complies with the relevant policies in the Local Plan, as set out below, and the application is therefore recommended for approval. Due to an error however the Town Council were not consulted when the application was registered; a consultation to the Town Council has now been sent and comments are currently awaited. As such, the recommendation is for authority to approve subject to agreement with the Chair and Vice Chair of Planning Committee South following receipt of the Town Council's comments, or following the expiry of the consultation period in the event that no comments are received.

## 2. Site Description

2.1. The application site is located within the settlement boundary of Woodbridge at the end of Fynn Road the south-east of the A12. The site accommodates a club house and two football pitches as well as a small carpark. The surrounding area consists of a residential estate with a variety of dwelling designs, the A12 to the north-west and south-west and Ipswich Road to the south-east. The site is not located within a conservation area or within the Suffolk Coast and Heaths AONB. No Tree Preservation Orders or previous planning application affect the site.

## 3. Proposal

3.1. The applicants propose the construction of two single storey extensions on the south-east and south-west elevations of the existing clubhouse.

3.2. The proposed extension on the south-east (front) elevation would have a hipped roof and measure approximately 7.67m in length, 2.4m in depth and 5.35m in height. The addition would provide a utility/storage area as an extension to the existing kitchen.

3.3. The proposed extension on the south-west (side) elevation also has a hipped roof and measures approximately 3.3m in length, 2.27m in depth and 3.7m in height. This extension would provide a lobby area.

3.4. The extensions would be finished in facing brickwork and pantiles to match the existing building.

## 4. Consultees

### Third Party Representation

4.1. No third-party comments have been received.

### Parish/Town Council

Consultee	Date consulted	Date reply received
Woodbridge Town Council	11 July 2023	
Summary of comments:		

### Non statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	28 February 2023	No response
Summary of comments: No comments have been received.		

Consultee	Date consulted	Date reply received
Woodbridge Town Trust	28 February 2023	No response
Summary of comments: No comments have been received.		

## Publicity

None

## Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 22 March 2023

Expiry date: 14 April 2023

## 5. Planning policy

National Planning Policy Framework 2021

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.33 - Land at Woodbridge Town Football Club (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

## 6. Planning Considerations

### Design and Visual Amenity

- 6.1. The proposed extensions are modest in scale, being single storey additions, and will have hipped roofs which reflect the roof form on the existing building. The materials to be used will also match the existing clubhouse, and officers are therefore satisfied that the proposed extensions are in keeping with the existing building.
- 6.2. The clubhouse is located at the end of Fynn Road, and as such is not in a particularly prominent location in the streetscene. Although the extensions will be visible, they are modest in scale and of an acceptable form and design and will not therefore harm the character or appearance of the wider area.

### Residential Amenity

- 6.3. As the proposed extensions are single storey and a distant proximity from neighbouring dwellings No.14 and 21, officers are content that the proposed development will not have

an adverse overbearing impact on neighbour amenity or result in any overlooking. For the same reasons, officers are content that the extensions will not affect the availability of natural daylight/sunlight entering habitable rooms. This complies with SCLP 11.2.

#### Local Plan Allocation SCLP12.33

- 6.4. Policy SCLP12.33 allocates the land at Woodbridge Town Football Club for housing, but stipulates (in addition to various other criteria) that development will only be supported as part of a proposal which would establish replacement facilities for the football club. Officers acknowledge that the application site has been allocated for a potential housing development, however, this does not preclude improvements from being made to the existing clubhouse and does not affect the merits of the proposed development.

### **7. Conclusion**

- 7.1. This application complies with the local plan policies listed above and with the relevant provisions of the NPPF and is therefore recommended for approval.

### **8. Recommendation**

- 8.1. Authority to approve subject to agreement with the Chair and Vice Chair of Planning Committee South following receipt of the Town Council's comments, or following the expiry of the consultation period in the event that no comments are received. Approval to be subject to the conditions set out below.

#### **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 Drawing numbers 6423 1, 6423 2, received on the 24.02.2023, 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

## **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsuffolk.gov.uk](mailto:CIL@eastsuffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

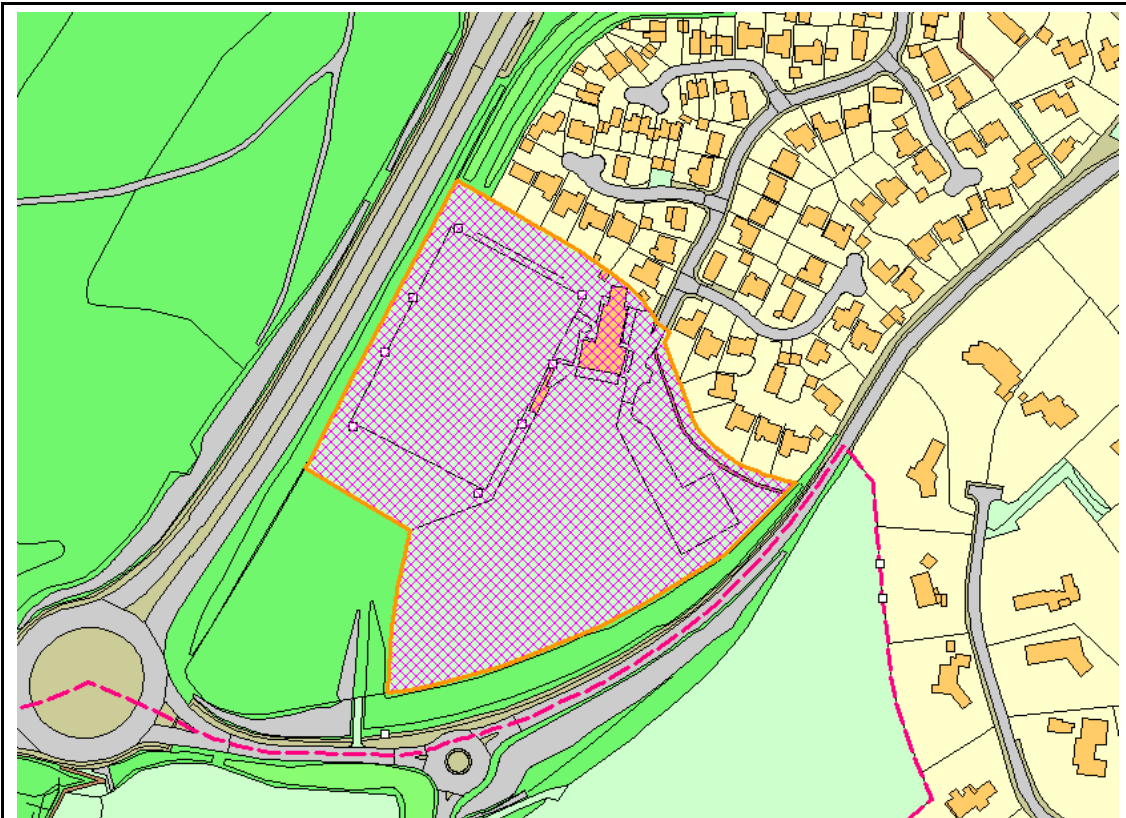
[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

## **Background information**

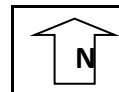
See application reference DC/23/0718/FUL on [Public Access](#)

## Map



**DO NOT SCALE** SLA100019684

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## Key



Notified, no comments received



Objection



Representation



Support