



Committee Report

Planning Committee South – 28 May 2024

Application no DC/24/0110/FUL

Location

Portakabin Rear Of Car Park
Ordnance House
1 Garrison Lane
Felixstowe
Suffolk
IP11 7SH

Expiry date 15 May 2024

Application type Full Application

Applicant Felixstowe Area Community Transport Scheme

Parish Felixstowe

Proposal Full planning application (previous application C12/1810/ expired) for continued siting and use. No change to the use or additions to existing buildings previously agreed. Application site area houses two portakabins used for office and storage facilities for community transport services operated by Felixstowe Area Community Transport Scheme (FACTS), registered charity number 1098025.

Case Officer Eleanor Attwood
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1. Summary

- 1.1. Full planning permission is sought for the continued siting and use of two portacabins located within the Garrison Lane Car Park in Felixstowe.
- 1.2. This application is before Members because the development is on land owned by East Suffolk Council and is required to be determined by the Planning Committee
- 1.3. This is a retrospective application seeking to retain the two cabins. No external changes are proposed.
- 1.4. No statutory consultees have raised any concerns. The Town Council have recommended approval.
- 1.5. Officers consider that the proposals accord with local and national policies in the relation to design and amenity.
- 1.6. The application is recommended for approval subject to conditions.

2. Site Description

- 2.1. The site is located to the west of the Garrison Lane car park. The two portacabins are in situ and these have been in place for a number of years. The two cabins are used for office and storage facilities for community transport services operated by Felixstowe Area Community Transport Scheme (FACTS).
- 2.2. Two additional units are located to the south of the subject units and are in use by The Lions Club; these were granted planning permission under application DC/21/4083/FUL.
- 2.3. The land rises to the south and west, with established trees and hedging, particularly dense on the western boundary. To the southwest there is a paved pedestrian route linking Coronation Drive with Garrison Lane, which is bridged over the railway line. This path has some visibility over the car park and application site. The path runs between Lidl and Ordnance House that are located to the south of the car park.
- 2.4. To the north of the car park and on the opposite side of Garrison Lane there are residential properties.
- 2.5. Relevant planning history on the site includes the following:
 - C/94/0977: USE OF LAND FOR SITING PORTACABIN OFFICES FOR A TEMPORARY PERIOD OF 5 YEARS. Application Permitted
 - C/99/0273: Use of land for siting portacabin offices for a temporary period of 5 years (renewal of planning permission C94/0977). Application Permitted
 - C/04/0378: Use of portable building for site office (renewal of planning permission C99/0273). Application Permitted
 - C/07/1527: Erection of second portakabin to stand along side existing to give additional office space. Application Permitted
 - C/12/1810: Continuation of extant planning permission C07/1527 for portakabin for the Felixstowe Area Community Transport Service (FACTS) that provides office and storage space for the charity. Application Permitted

3. Proposal

- 3.1. Full planning permission is sought for the continued siting and use of the two portacabins. The two units are used for office and storage facilities for community transport services operated by Felixstowe Area Community Transport Scheme (FACTS). This application is seeking permanent siting of the cabins.
- 3.2. FACTS is a registered charity. They provide transport to anyone of any age with a physical, cognitive or sensory impairment which limits or restricts access to public transport. FACTS also provide essential transport links as part of the local authority 'Connecting Communities' service for those who do not have regular access to public transport.

4. Consultations/comments

Third Party Representations

- 4.1. No third party representations have been received. The consultation period has expired.

Consultee	Date consulted	Date reply received
Felixstowe Town Council	22 March 2024	4 April 2024
Summary of comments: "Committee recommended APPROVAL."		

Consultee	Date consulted	Date reply received
SCC Highways Department	22 March 2024	22 March 2024
Summary of comments: No objections.		

Consultee	Date consulted	Date reply received
East Suffolk Estates Team	22 March 2024	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	22 March 2024	9 April 2024
Summary of comments: No comments.		

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	22 March 2024	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Felixstowe Society	N/A	26 April 2024
Summary of comments: No objections.		

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 28 March 2024

Expiry date: 18 April 2024

5. Planning policy

National Planning Policy Framework 2021

SCLP8.1 - Community Facilities and Assets (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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)

6. Planning Considerations

Principle

- 6.1. The proposed development includes two portacabins located to the west of the Garrison Lane carpark. This application is seeking to retain the siting and use of the buildings, and no external changes are proposed.
- 6.2. The site is located within the settlement boundary of Felixstowe. Policy SCLP3.3 sets out that new development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan.
- 6.3. The consideration is mainly with regards to the design and impact on neighbouring amenity, but this will be to the benefit of the local community and therefore consideration

against SCLP8.1 for community facilities and assets is also relevant (albeit this will support the functions of an existing local charity who support the local community rather than be for wider community use). Under this policy and paragraphs 96 and 97 of the NPPF such development is supported where this meets the needs of the community, is of a proportionate scale and well related to the settlement it serves. The siting is well related to the town and in a discrete location to minimise the visual impact, and is distanced from neighbouring properties.

- 6.4. Additionally, the scheme is an appropriate scale to support the activities of the charity to the benefit of the town, according with the aspirations of the local policy and provisions within the NPPF.

Visual Amenity

- 6.5. The main policy considerations to the proposal are the visual impact and design under policy SCLP11.1.
- 6.6. Previously, the buildings were granted temporary consent only. This was on the basis that the buildings were deemed unsuitable for permanent consent by virtue of their character/impact upon the locality.
- 6.7. The context of the site has changed since the last consent in 2012. Planning permission has recently been granted for the two units adjacent to the application site, for use by The Lions Club (ref. DC/21/4083/FUL). These two units are enclosed within a fence and appears as a small compound at the rear of the carpark. The consent granted for this was permanent planning permission.
- 6.8. Therefore, the two FACTS portacabins are now viewed in conjunction with the adjacent units, which also have a similar character and appearance.
- 6.9. The buildings are of a utilitarian form but suit the function and purpose of the buildings. The buildings are viewed within the setting of the carpark and in connection with the adjacent units. As no external changes are proposed, there will be no alteration to the existing visual impact.
- 6.10. There is also justification for the portacabins for the long term need by the charity as office and storage space. Additionally, as the land is owned by the council, we would have the ability to ensure the buildings are in a reasonable state of repair or require removal or replacement in the future should the condition or external appearance negatively impact visual amenity, negating the need to impose a temporary condition.
- 6.11. Therefore, with due consideration to the current context of the development, it is considered that the permanent retention of the buildings will not result in a detrimental impact to visual amenity or the character of the area. The application accords with policy SCLP11.1.

Residential Amenity

- 6.12. The nearest residential properties are located to the west on Coronation Drive (approximately 59 metres away and separated from the site by the railway line and dense

vegetation); on the eastern side of the car park (approximately 55m to the east across the car park and road); and to the north of the car park (approximately 47m away).

- 6.13. The separation distances and the intervening features means that any potential impact arising from potential noise and disturbance arising from the proposal would be minimal.
- 6.14. The structures are single-storey and even with the ground level changes, due to the distance involved, there would be no loss of privacy to the nearest residents.
- 6.15. Therefore, the scheme is acceptable in terms of residential amenity and accords with Local Policy SCLP11.2 (Residential Amenity).

Highway Safety and Parking

- 6.16. The siting of the cabins does not impact or reduce parking provision in the car park as the arrangement of the car park does not have parking bays against the grassed area but forward of this, leaving a suitable hardstanding access way between the parking bays and the units.
- 6.17. It is also noted that no objections have been raised by the county highways department.

7. Conclusion

- 7.1. The proposal is considered acceptable, the site is relatively well contained, and the proposal is not considered to have a detrimental impact on visual amenity or the character of the area. The siting and design are therefore considered acceptable and, given the distances, will not result in detriment to neighbouring amenity. Furthermore, the proposal will provide long term office space and storage for FACTS for the benefit of the local community, according with local policy considerations and the NPPF.
- 7.2. A condition is recommended to restrict the use of the units to use for a community transport scheme and for no other purpose. This is similar to the conditions applied to the previous temporary consents. This is recommended due to the community use associated with the units and so the local planning authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment.

8. Recommendation

- 8.1. Approve subject to the conditions below.

Conditions:

1. The development hereby permitted shall be completed in all respects strictly in accordance with the application form and Location Plan received 12 January 2024, and drawing 1 (layout plan) received 3 May 2024.

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

2. Notwithstanding the provisions of the Town and Country Planning [Use Classes] Order 1987 (as amended) (or any Order revoking or re-enacting the said Order), the units herein referred to, shall be used for a community transport scheme and for no other purpose.

Reason: In order that the local planning authority may retain control over this particular form of development given its community use and in the interests of amenity and the protection of the local environment.

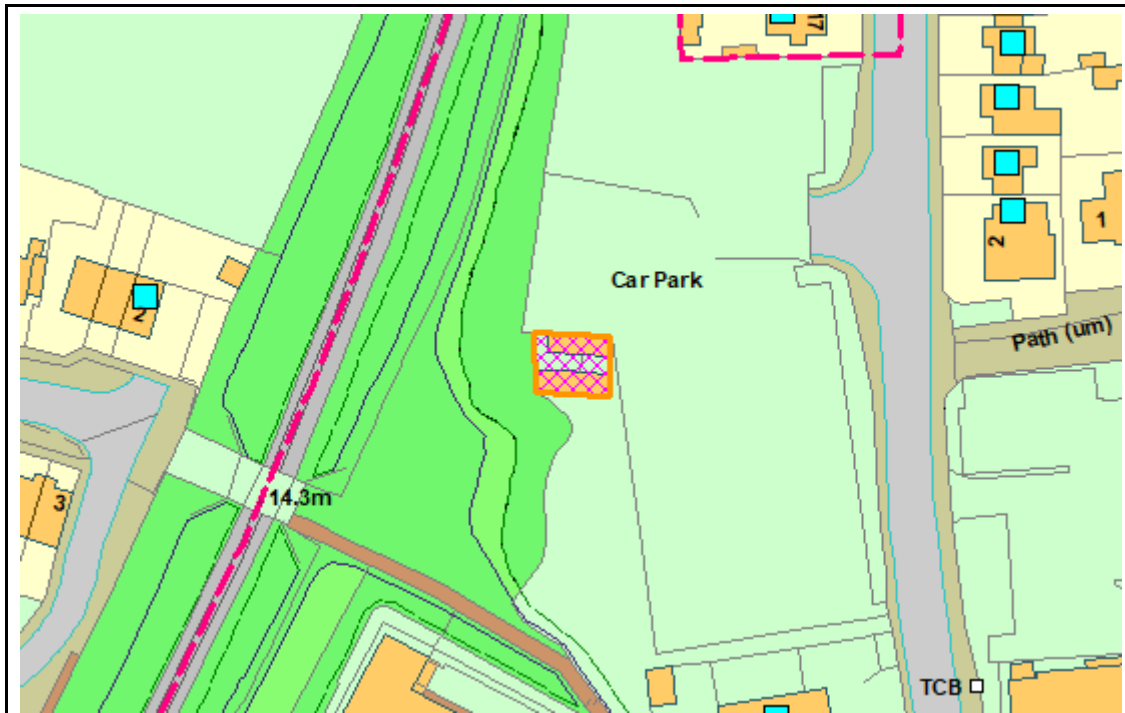
Informatives:

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.

Background information

See application reference DC/24/0110/FUL on [Public Access](#)

Map







DO NOT SCALE AC0000814647

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Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support