



Committee Report

Planning Committee South – 28 September 2021

Application no DC/21/3273/FUL

Location

Sports Ground 2
Playford Road
Rushmere St Andrew
IP4 5QZ

Expiry date 8 September 2021

Application type Full Application

Applicant Mr Richard Kerry

Parish Rushmere St Andrew

Proposal Siting of temporary cabins on grass area behind existing buildings

Case Officer Beth Hughes
07385 407141
beth.hughes@eastsoffolk.gov.uk

1. Summary

- 1.1. The application seeks consent for the erection of temporary cabins at Sports Ground 2, Playford Road, Rushmere St Andrew, IP4 5QZ. Rushmere St Andrew Parish Council recommend approval 'subject to correction of the application form car parking details information, and determination of [the] period the "temporary" building is to be in situ', which has since been determined between the planning officer and the applicant. Officers consider that the proposal accords with the Local Plan.
- 1.2. The application is presented to Planning Committee (South) because of the applicant's (Cllr Richard Kerry) connections to the council as an elected member.

2. Site description

- 2.1. Sports Ground 2 is situated within Ipswich Town Football Club's training ground. The ground is situated between the 'major centre' and 'village' parts of Rushmere St Andrew (SCLP3.2) and is situated outside of the village's settlement boundary in designated 'SCLP12.22 Recreation and Open Space in Rushmere' land (SCLP3.3). The ground is not

within an Area of Outstanding Natural Beauty (AONB), a Conservation Area, Site of Special Scientific Interest (SSSI), Flood Zone, nor is it a Listed Building.

3. Proposal

- 3.1. The application, as submitted, proposes to erect a temporary cabin. Since submission this cabin has now been erected near to the 'Ipswich Town Training Centre' building, 'Pitch No 9' and coach parking.
- 3.2. It features an 'open area' in the majority of the internal space, but its other purpose is to be used as a 'managers office', 'relaxation area', 'recruitment room' and a 'breakout meeting room'. The roof is sloped (higher at the front, shallower at the rear). There is a single door on one of the side elevations, eight windows on the rear elevation and a set of double doors and seven windows on the front elevation. Its width is 24 metres and its depth 10.8 metres. It has a height of approximately 3 metres.

4. Consultations/comments

No third-party representations received.

Consultees

None required

Parish/Town Council

Consultee	Date consulted	Date reply received
Rushmere St Andrew Parish Council	21 July 2021	17 August 2021
Summary of comments: 'Subject to correction of the application form car parking details information, and determination of period the 'temporary' building is to be in situ, Rushmere St Andrew Parish Council recommends APPROVAL'.		

Publicity

None required

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 30 July 2021

Expiry date: 20 August 2021

5. Planning policy

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)

SCLP12.22 - Recreation and Open Space in Rushmere (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

National Planning Policy Framework 2021

6. Planning considerations

- 6.1. All applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Key relevant policies in the East Suffolk Council (Suffolk Coastal) Local Plan are SCLP11.1 Design Quality, SCLP11.2 Residential Amenity and SCLP12.22 Recreation and Open Space in Rushmere.
- 6.2. The works proposed are considered to not be detrimental to the site nor the surrounding area. The cabin is of subtle size and scale when compared with its surroundings. Its design is modest and simple, and of the aesthetics one would expect in a sport training facility. The position of windows and doors mean an abundance of natural sunlight and daylight will flood internal spaces.
- 6.3. Given no neighbouring properties are located in the immediate vicinity, privacy and overlooking will not be an issue, nor will light spillage, noise, disturbance, nor pollution in the form of light and air quality. It is considered that recreational needs will be met by this development and that 'the separation of Rushmere village and Ipswich' will not be jeopardised. The cabin would not result in the loss of any pitch or training space or important open space in the area.
- 6.4. This is a short term solution for the site and as a temporary building this planning permission should be granted for a temporary period as per the request of the applicant. A condition to this effect is therefore recommended. For the reasons given, the scheme accords with SCLP11.1, SCLP11.2 and SCLP12.22.

7. Conclusion

- 7.1. With regard to the outlined policies, the proposal is considered to accord with the Local Plan and is recommended for approval. This proposal is beneficial to sport and recreation in the District and area and it brings economic benefits to the area for further development of the club. There are no identified impacts as a result of this temporary retrospective consent.

8. Recommendation

- 8.1. The application is recommended for Approval subject to conditions.

Conditions

1. The development hereby permitted shall be maintained in all respects strictly in accordance with 'Anglian Water Sewerage Map' and 'Proposed plans and elevations', received 7th July,

2021, Site / Location Plan - '4051-01', Proposed Block / Layout Plan - '4051-02' and Proposed Floor & Elevations - '4051-03', received 15th July, 2021, 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.

2. The materials and finishes shall remain 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.

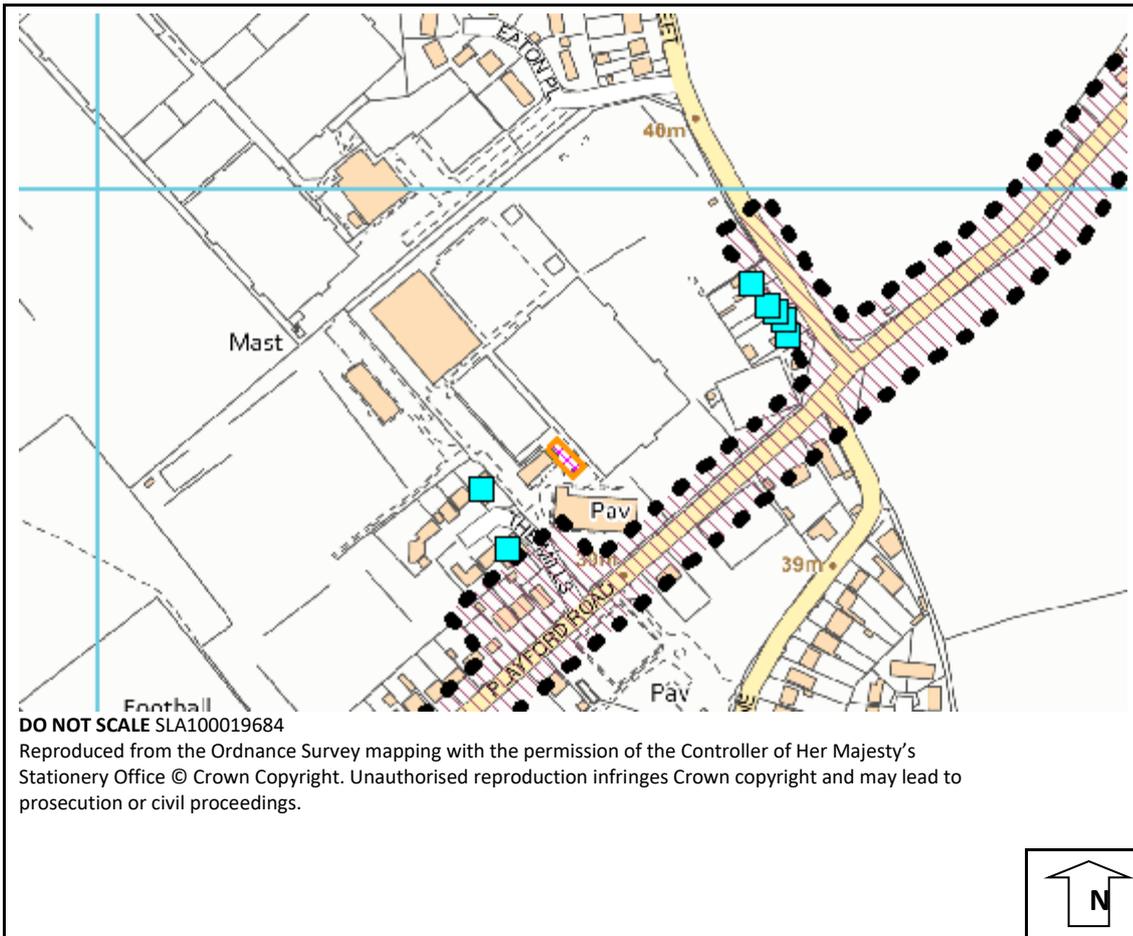
3. In five years, from the date of this permission; the building hereby permitted shall be removed and the land shall be reinstated to its former condition to the satisfaction of the Local Planning Authority at or before this date.

Reason: To ensure the temporary building does not become a permanent fixture.

Background information

See application reference DC/21/3273/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support