



Committee Report

Planning Committee South - 27 October 2020

Application no DC/20/3067/FUL

Location

Seaton Recreation Ground
Seaton Road
Felixstowe
IP11 9BS

Expiry date 6 October 2020 (Extension of time agreed until 3 November 2020)

Application type Full Application

Applicant CBW Design Ltd

Parish Felixstowe

Proposal Proposed new welfare hub to include 3No cabins positioned on paving slab base to accommodate storage, wc's and coffee hut. Incl 2.4m high anti climb security fencing to perimeter plus security lighting

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Authorising Officer Katherine Scott, Development Management Team Leader – South Team

1. Summary

- 1.1. Full planning permission is sought for a new welfare hub (comprising three prefabricated units positioned on paving slabs to accommodate equipment storage, accessible W/C and refreshment kiosk), security fencing and lighting adjacent an existing play area at Seaton Recreation Ground, Seaton Road, Felixstowe.
- 1.2. Considered against all relevant material planning matters, the application is deemed sustainable and therefore recommended for approval in accordance with the NPPF and relevant policies of the Suffolk Coastal Local Plan.
- 1.3. There are no objections from statutory consultees, however, the applicant is a member of staff and the land is owned by East Suffolk Council. In accordance with the Council's adopted scheme of delegation, this application must therefore be referred to planning committee.

2. Site description

- 2.1. The site comprises a modest parcel of land (approximately 130 square metres) positioned towards the southern boundary, adjacent an existing play area, of the Seaton Park Recreation Ground, Felixstowe. The wider recreation ground comprises an extensive square-shaped expanse of open land (approximately 1.9 hectares) that benefits from multiple entry points, including vehicular access available from Seaton Road, Margate Street and Cornwall Road.
- 2.2. The recreation ground interior is laid to grass and otherwise featureless save for a small number of peripheral trees and aforementioned play area equipment, which is bound by safety fencing. The rear/side boundaries of dwellings fronting Cornwall Road (south), Margate Street (west), Seaton Road (north) and Chepstow Road (east) enclose the wider recreation ground on all sides.

Relevant Planning history:

- 2.3. The Seaton Road Recreational Ground has been the subject of the following relevant planning consents:
 - DC/20/1603/FUL: New welfare hub to include 3No cabins positioned on paving slab base to accommodate storage, wc's and coffee hut. Incl 3m high anti climb security fencing to perimeter plus security lighting at Seaton Recreation Ground , Seaton Road, Felixstowe - permitted 24 July 2020;
 - C05/2025/FUL: Siting of container for storage of sports equipment for a temporary period of 5 years at the Sports Ground, Seaton Road, Felixstowe - permitted 24 August 2006. Permission expired 31 August 2011.

3. Proposal

- 3.1. This application seeks full planning permission for the siting of a welfare hub to facilitate users of the Seaton Park Recreation Ground.
- 3.2. This application follows the recent approval of a similar development (DC/20/1603/FUL) situated approximately 60 metres east close to the Cornwall Road entrance. The applicant has advised that the current application has been submitted because it has transpired that some of the land upon which the approved development would be sited falls outside the applicant's control.
- 3.3. As per DC/20/1603/FUL, the proposed facilities sought by this current application would be housed within three separate painted metal units which include a refreshments kiosk, a single-stall accessible WC block and a large storage container for sports equipment.
- 3.4. The individual units would be arranged in a cluster and secured by a 2.4-metre-high anti-climb security fence which would enclose the L-shaped area of approximately 43 square-metres. This fenced area would be paved and includes two three-metre-high lighting

columns positioned towards the western end, adjacent the existing play area. Two pairs of double gates positioned along the northern and eastern fence line would provide access.

- 3.5. The proposal site would remain in an ancillary Class D2 (Assembly and leisure) Use and the development would only be accessible/operational on a staffed basis.

4. Consultations/comments

- 4.1. Two objectional and two neutral third-party representations have been received which raise concerns relating to a lack of parking, fear of crime, light pollution, odour and noise nuisance.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	14 August 2020	9 September 2020
<p><i>“Committee acknowledged and understood local concerns, considering those and potential safeguarding issues in respect of the proposed compound partially obscuring visibility of the adjacent play area. However, on balance we believe that the benefits outweigh the issues and recommend APPROVAL.”</i></p>		

Statutory consultees

Consultee	Date consulted	Date reply received
Sport England	15 September 2020	24 September 2020
<p>Summary of comments: Sport England is satisfied that the proposal meets the criteria of their exception policy, in that the development is ancillary to the principal use of the site as a playing field and does not affect the quantity or quality of existing pitches, or adversely affect their use. Sport England and Suffolk FA are supportive of the proposed works to Seaton Park.</p>		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	14 August 2020	24 August 2020
<p>Summary of comments: The development would not result in any significant impact upon the local highway network. Therefore, the Highway Authority does not wish to restrict the granting of permission.</p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	14 August 2020	17 August 2020
Summary of comments: Internal consultation - no comment.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted:

Expiry date:

5. Planning policy

5.1. In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's 'Development Plan', unless material considerations indicate otherwise.

5.2. East Suffolk Council's Development Plan, as relevant to this proposal, consists of Suffolk Coastal Local Plan, Adopted September 2020. There is no Neighbourhood Plan relating to this area of the district.

5.3. The relevant policies of the Suffolk Coastal Local Plan, Adopted September 2020 are:

Policy SCLP3.3 - Settlement Boundaries (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP3.2 - Settlement Hierarchy (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP12.2 - Strategy for Felixstowe (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP8.2 - Open Space (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP10.4 - Landscape Character (Suffolk Coastal Local Plan, Adopted September 2020)

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

Policy SCLP7.1 - Sustainable Transport (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP7.2 - Parking Proposals and Standards (Suffolk Coastal Local Plan, Adopted September 2020)

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

6. Planning considerations

Planning principle:

- 6.1. The site falls within the settlement boundary (SCLP3.3) of Felixstowe; which is defined as a 'Major Centre' within the context of the Suffolk Coastal Local Plan Settlement Hierarchy (SCLP3.2).
- 6.2. The proposal broadly accords with the strategy set out in SCLP12.2 (Strategy for Felixstowe) which, amongst other things, advocates the preservation and enhancement of open spaces to ensure all residents have easy access to informal recreational green space.
- 6.3. Policy SCLP8.2 (Open Space) also makes clear that the Council will support the provision of open space and recreational facilities and their continued management across the plan area, primarily to encourage active lifestyles and to increase participation in formal and informal recreation for all sectors of the community.
- 6.4. With the above in-mind, the proposal would encourage active lifestyles by improving the facilities offer of the Seaton Road Recreation Ground, thereby increasing the likelihood of participation in formal and informal recreation at the site. In this way, the proposal would also uphold the requirements of the NPPF (para.91-92) which sets out that key facilities and services should be allowed to modernise for the benefit of the community. Moreover, Para.96 recognises the importance of access to high quality open spaces for sport and physical activity opportunities and states that planning decisions should, amongst other things, support healthy lifestyles, for example through the provision of safe and accessible green infrastructure and sports facilities.
- 6.5. Consideration is also given to the extant permission for a similar development (DC/20/1603/FUL) approved within the wider recreation ground approximately 60 metres east of the current proposal site.
- 6.6. While DC/20/1603/FUL sets a direct precedent upon which to judge the planning acceptability of this current application, it is otherwise noted that DC/20/1603/FUL remains implementable - although this is unlikely given that only part of the development site of DC/20/1603/FUL falls within the ownership of East Suffolk Council and the siting of two welfare hubs at the Seaton Road Recreation Ground would likely be surplus to the Council's current requirements. Agreement by a third-party landowner would also be required.
- 6.7. In-line with the above assessment, the proposal is considered acceptable in principle, subject to a satisfactory assessment of other material planning matters, as set out below.

Visual amenity:

- 6.8. The proposed units would have corrugated metal elevations/roofs and would resemble shipping containers in both their appearance and dimensions (i.e. 2.6 metres high). Both the security fencing (2.4 metres high) and units would be painted green, thereby ensuring minimal visual impact when viewed against the backdrop of surrounding vegetation and open space. While the proposed scheme's aesthetic would appear largely utilitarian, it would be sympathetic to its surroundings and appropriately sited. As such, the proposal is considered to uphold the requirements of SCLP10.4 (Landscape character) and SCLP11.1 (Design Quality).

Highway safety and parking:

- 6.9. In consultation with the Highway Authority, it is noted that while on-street parking does occur on surrounding roads during sports events, it is not envisaged that the siting of the proposed welfare hub and security improvements would have any significant or severe impact upon the local highway network. Dedicated parking facilities are also available off Cornwall Road, situated within 65 metres of the development. The proposal is otherwise considered to be sustainably located with access to a range of transport options and, in these ways, the application reflects the requirements of the NPPF, SCLP7.1 (Sustainable transport) and SCLP7.2 (Parking proposals and standards).

Residential amenity:

- 6.10. The proposal will serve an ancillary function to the recreation ground and the proposed refreshment kiosk, accessible W/C block and equipment storage otherwise presents a low potential to impact negatively on existing residential amenity from increased noise, outlook degradation or the resulting physical relationship with other properties.
- 6.11. Given the proposed hub would only be publicly available on a staffed basis and locked at all other times, the risk of its misuse and vandalism is adequately mitigated. The development site also lies within the vicinity of existing dwellings, the occupants of which could provide natural surveillance, towards decreasing the likelihood of localised anti-social behaviour.
- 6.12. With regard to neighbouring concerns relating to the potential introduction of increased light pollution emanating from the two proposed three-metre-high security lights, the applicant has confirmed that all external lighting would only be operational when the hub facility is in use and otherwise switched off at all other times. To further safeguard existing residential amenity, details of any additional lighting that may be required in the future will be sought via an appropriately worded condition.
- 6.13. With regard to neighbouring concerns relating to the potential introduction of nuisance odours emanating from the proposed WC, it is noted that this would be served by a dedicated cesspit, thereby ensuring the appropriate management of waste effluent on site.
- 6.14. The welfare hub would also be sited further away from neighbouring residents than that approved by extant consent DC/20/1603/FUL and, with the above in-mind, it is found unlikely that the application presents the potential erode levels of existing or future amenity to an unacceptable degree. The application is therefore deemed to reflect the requirements of SCLP11.2 (Residential amenity).

7. Conclusion

- 7.1. As per the above assessment, the application meets all relevant policies and is therefore considered sustainable in accordance with the NPPF and the adopted development plan.

8. Recommendation

- 8.1. The application is recommended for approval with appropriate conditions.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved drawing(s):
 - 170 01 Rev J (Proposed site plan) received 1 September 2020;
 - 170 03 Rev J (Proposed plan) received 1 September 2020;
 - 170 00 Rev A (Existing site plan) received 12 August 2020;
 - 170 02 Rev C (Proposed elevations) received 12 August 2020, and;
 - 170 04 Rev A (Proposed location plan) received 12 August 2020.

Reason: For 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 by the local planning authority.

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

4. No additional floodlighting or other means of external lighting shall be installed at the site unless submitted to, and approved by the local planning authority. The details submitted shall include position, operating times, details of luminaires, aiming angles and vertical and horizontal illuminance on areas outside the site. Thereafter only the approved lighting scheme shall be implemented and maintained in accordance with the approved scheme.

Reason: In the interests of amenity, and protection of the local environment.

5. The hereby approved external pole mounted lighting shall only be switched on at times when the hereby permitted structures are open for use and shall otherwise be switched off at all other times unless otherwise agreed by the Local Planning Authority.

Reason: In the interest of amenity and the protection of the local environment.

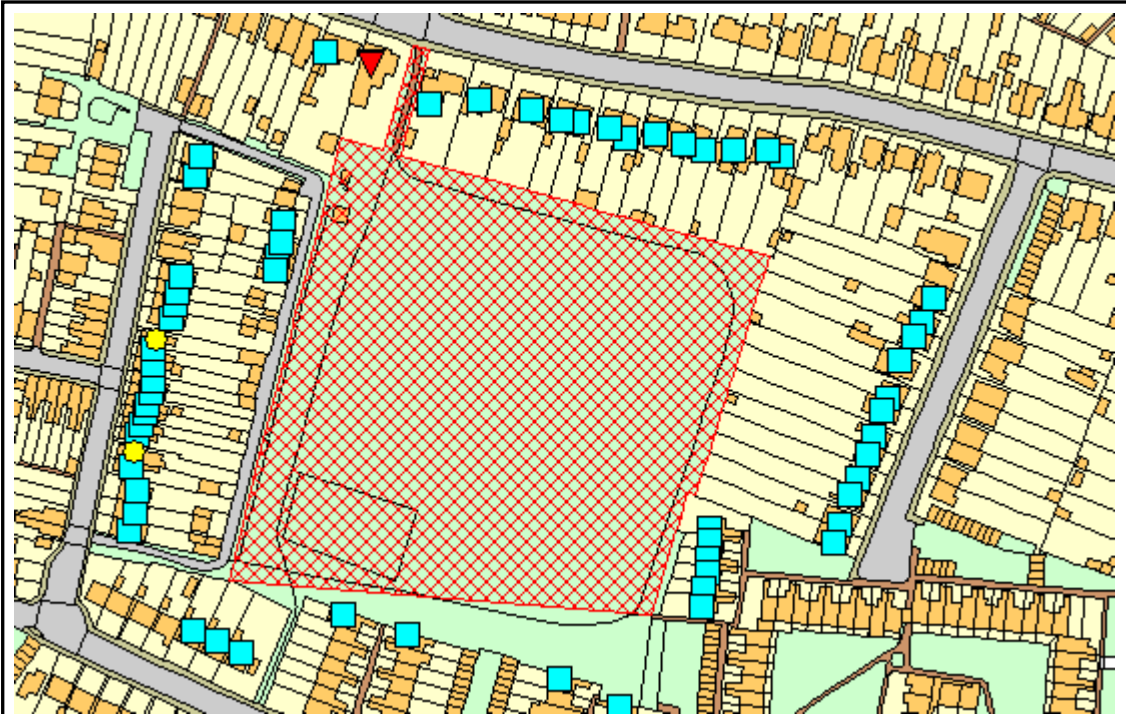
Informatives:

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/20/3067/FUL on [Public Access](#)

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support