



Committee Report

Planning Committee South – 22 February 2022

Application no DC/21/4083/FUL

Location

Car Park
Garrison Lane
Felixstowe
IP11 7SH

Expiry date 11 November 2021

Application type Full Application

Applicant Graham Phelps

Parish Felixstowe

Proposal The Lions Club of Felixstowe is a registered charity. One of its activities is to store, maintain and erect the Christmas Lights in Felixstowe town centre. This work is currently carried out in the Sports Hall of the old Deben School site. This is a temporary home and East Suffolk Council have indicated that a permanent home could be accommodated next to the FACTS Bus Buildings in the Garrison Road Car Park. The proposed development includes a demountable workshop (currently the Fitness Centre building at the Deben High School site) and three, 40ft containers (to store the Christmas Lights), this will be contained within a fenced area that will include the FACTS buildings. There will be parking for the Lions van and parking for 6 cars within the fenced area so there will be no reduction in the capacity of the public car park.

Case Officer Mark Brands
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1. Summary

- 1.1. Full planning permission is sought for the siting of a demountable workshop and three, 40ft containers for storage. Parking for the Lions Club van and parking for 6 cars within the fenced area is also proposed.
- 1.2. The item has come before members because the development proposal is taking place on land owned by East Suffolk Council and is required to be determined by the Planning Committee.

2. Site Description

- 2.1. The site consists of grassland to the west of the Garrison Lane car park. There are two units in situ, the proposed containers and demountable workshop will be located to the south of these, with perimeter fencing enclosing the existing units and proposed siting of the containers and workshop.
- 2.2. 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.
- 2.3. To the north of the car park and on the opposite side of Garrison Lane there are residential properties.

3. Proposal

- 3.1. Full planning permission is sought for the siting of a demountable workshop and three, 40ft containers for storage. Parking for the Lions Club van and parking for 6 cars within the fenced area is also proposed. This proposal is to be used mainly for storage, maintenance and repairs of the towns Christmas lights by The Lions Club of Felixstowe, but also wider usage and storage to support the other activities undertaken by the charity.
- 3.2. The Lions Club of Felixstowe is a registered charity. One of its activities is to store, maintain and erect the Christmas Lights in Felixstowe town centre. This work is currently carried out in the Sports Hall of the old Deben School site which will soon be unavailable as this site is being redeveloped.
- 3.3. The current location is a temporary home and East Suffolk assets management team have indicated that a permanent home could be accommodated next to the FACTS Bus Buildings at the Garrison Road Car Park (the site currently proposed).

4. Consultees

Third Party Representations

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

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	21 September 2021	6 October 2021
Summary of comments: Committee recommended APPROVAL		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Rights Of Way	21 September 2021	No response
Summary of comments: No response received, consultation period has expired		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	21 September 2021	No response
Summary of comments: No response received, consultation period has expired		

Consultee	Date consulted	Date reply received
SCC Highways Department	21 September 2021	7 October 2021
Summary of comments: No objections		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Estates Asset Management	21 September 2021	No response
Summary of comments: No response received, consultation period has expired		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	21 September 2021	23 September 2021
Summary of comments: No comments		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Public Right of Way Affected	23 September 2021	14 October 2021	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: In the Vicinity of Public Right of Way Date posted: 24 September 2021 Expiry date: 15 October 2021
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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

Principal

- 6.1. The proposed development includes a demountable workshop (currently the Fitness Centre building at the Deben High School site) and three, 40ft containers (to store the Christmas Lights), this will be contained within a fenced area that will include the FACTS buildings. There will be parking for the Lions van and parking for 6 cars within the fenced area so there will be no reduction in the capacity of the public car park.
- 6.2. 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 new 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 92 and 93 of the NPPF such new development is supported where this meets the needs of the community, is of a proportionate scale and well related to the settlement it serves for which the scale of development. The siting is well related to the town and in a discrete location to minimise the visual impact and distanced from neighbouring amenity.

- 6.3. 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

- 6.4. The main policy considerations to the proposal is the visual impact and design under policy SCLP11.1. The buildings and enclosure are of a utilitarian form but suits the function and purpose of the buildings.
- 6.5. Further clarification has been provided by the applicant on the external colours and appearance as per correspondence received 7 January 2022, with the containers intended to be dark green, and the enclosing v mesh fencing to also to be green. The workshop will be as existing appearance wise (the plan indicates cladding but no cladding is proposed, this down to limited software available to produce the drawing). The colours for the fencing and containers are considered acceptable, the use of green should help reduce the visual appearance of these when viewed from the streetscene.
- 6.6. Using green as the external colour will limit the visual impact from the wider public realm to try and blend the development better into the landscape setting around the back of the car park as will the additional planting to the east side. Given the trees on the streetscene, distance of the road to the site and use of the car park the visual impact from Garrison Lane will be negligible.
- 6.7. The land rises to the west with vegetation along the western boundary of the existing grassed area, as such the site is relatively well contained, and sitting alongside other structures will also limit the visual impact, but also provide suitable long term storage for the towns Christmas lights and assist the charity in its operations and activities to the benefit of the town within a secure enclosure.
- 6.8. It is noted that the buildings are of temporary construction form, however as the application has not indicated a temporary permission is sought, as such it would be disproportionate to impose such a condition and the impact would therefore need to be considered longer term. The consideration is for this to have approval subject to the usual 3 year commencement condition.
- 6.9. There would be long term need of the facility by the charity for storage and maintenance of the towns Christmas lights and also supporting its other events and operations in the town. 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.

Residential Amenity

- 6.10. The nearest residential properties are located to the west (in Coronation Drive approximately 42m away on the other side of the railway line and dense vegetation), on the eastern side of Garrison Lane (approximately 55m to the east across the car park and road), and to the north of the car park, approximately 47m away.
- 6.11. The separation distances and the intervening features means that any potential impact arising from potential noise and disturbance arising from the proposed use would be minimal.
- 6.12. The proposed structures are to be 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.
- 6.13. Therefore the scheme is acceptable in terms of residential amenity and accords with Local Policy SCLP11.2 (Residential Amenity).

Highway Safety and Parking

- 6.14. The siting will be on a grassed area so will 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 grassed area. This would allow vehicles to enter the compound without crossing parking bays. It is also noted that no objections have been raised by the county highways department.
- 6.15. The area to be enclosed by the fencing would also be large enough to accommodate the parking and manoeuvring of vehicles associated with the proposed use.

7. Conclusion

- 7.1. The proposal is considered acceptable, the site is relatively well contained and efforts made to reduce the visual impact of the proposed scheme from the wider public domain the siting and design is therefore considered acceptable and given the distances, will not result in detriment to neighbouring amenity. Furthermore, the proposal will provide long term storage and facility for the Lions Club for the benefit of the town, according with local policy considerations and the NPPF.

8. Recommendation

- 8.1. Approve subject to conditions

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 the application form and drawings Lions 01, Lions 02, Lions 03, Lions 04, Lions 05 received 31 August 2021 and drawings Lions 06, Lions 07 received 17 September 2021 and correspondence received 7 January 2022.

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

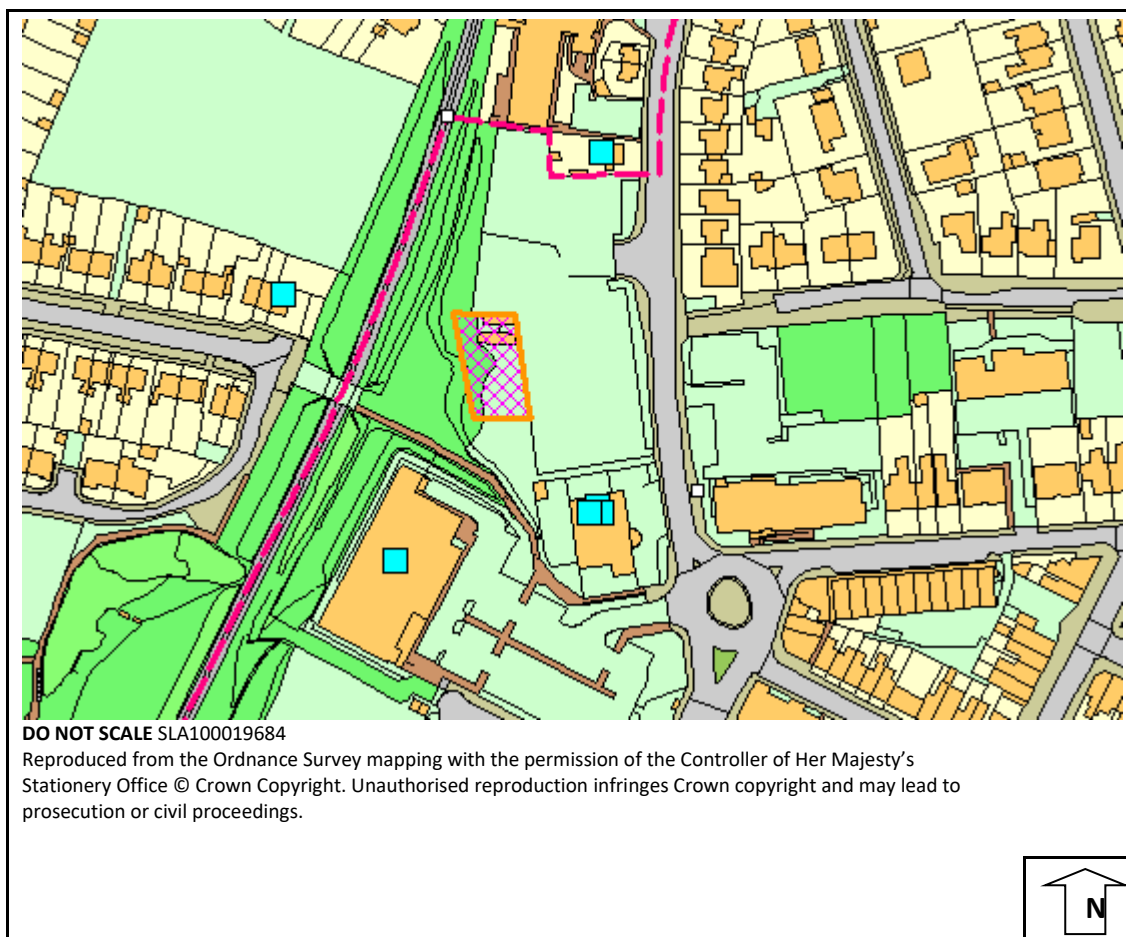
Informatives:

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/21/4083/FUL on [Public Access](#)

Map



Key

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