



Committee Report

Planning Committee North - 16 March 2021

Application no DC/20/4684/FUL

Location

Woods Meadow Country Park
Lime Avenue
Oulton
Suffolk
NR32 3QG

Expiry date 10 February 2021

Application type Full Application

Applicant East Suffolk Council

Parish Oulton

Proposal Siting at a 20ft cladded shipping container on Woods Meadow Country Park to serve as a workshop and volunteer hut for the park for 10 years.

Case Officer Phil Perkin
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1. Summary

1.1. The application seeks temporary consent to site a cladded shipping container within the Country Park to serve as a workshop and volunteer hut.

Reason for Committee

1.2. The application comes before the Committee as East Suffolk Council is both landowner and applicant.

Recommendation

1.3. The application is recommended for approval.

2. Site description

2.1. The site is within the Woods Meadow Country Park, immediately north of the Woods Meadow housing development that is currently under construction.

3. Proposal

3.1. It is proposed to site a 20ft cladded shipping container within the Woods Meadow Country Park to serve as a workshop and volunteer hut for the park for 10 years.

3.2. The Country Park Warden is on site 2-3 days a week and will ensure that the hut is maintained and secured - it is also to be located in a prominent place seen from the road and is next to a well-used footpath. The Volunteer Group will be made up of local residents.

4. Consultations/comments

4.1. One representation has been received raising the following points:

- How will vehicles access this area?
- Where will volunteers park their cars?
- What orientation will the cabin be position - will we see the length of the cain, the end, or an angle?
- What will happen after 10 years?

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Oulton Parish Council	18 December 2020	11 January 2021
Summary of comments: <i>After careful consideration the Council agreed to SUPPORT this application subject to the Health & Safety issues raised by Suffolk Fire and Rescue Service being addressed.</i>		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	18 December 2020	23 December 2020
Summary of comments: No objection.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	18 December 2020	5 January 2021
Summary of comments: Comments in respect of CO2 and ventilation.		

5. Site notices

- 5.1. General Site Notice Reason for site notice: General Site Notice
Date posted: 8 January 2021
Expiry date: 29 January 2021

6. Planning policy

- 6.1. WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- 6.2. WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

7. Planning considerations

- 7.1. East Suffolk Council took on the land at Woods Meadow County Park from Persimmon Homes in 2019, as part of a long-standing S106 agreement in place, with the former Waveney District Council. With the transfer came a contribution to the development and maintenance of the park for amenity purposes for 10 years.
- 7.2. Waveney Norse have been commissioned to take over the management of the country park through their countryside ranger team. A dedicated staff member works part time to manage the park and carry out a range of duties to ensure its upkeep.
- 7.3. The objectives for the management of the park include:
- Ongoing community consultation and communication with the parish council, local school and local residents - including attending meetings, providing updates and holding / attending events, writing articles for newsletters and any other relevant reports.
 - Develop a management plan for the park from the initial community consultation and undertake the development of the site from this plan.
 - Maintenance of the open space for amenity land.
 - Identification and recording of species on the site and seek to protect any red-book species.
 - Ensure that H&S is adhered to.
 - Carry out visitor satisfaction surveys etc, monitor visitor numbers and types of usage.

- Ensuring that any reports are written and issues highlighted with the correct procedures.
- Set up and manage a volunteer scheme for the park.
- Create and maintain the agreed footpaths and signage infrastructure.

7.4. Work is progressing as planned and, with the creation of a Volunteer Group for the Park, light-touch facilities are required on site. The Park, although in a residential area, is very open to the elements and there is no available storage currently on site. A temporary Volunteers Hut is therefore required (for the 10 years of the scheme). There are no services on the Park, so the hut will not be connected to electricity supplies, nor water, but will be a place for the Volunteers to meet, shelter from inclement weather and store their tools. It will also act as a focal point for the Park and could display information on the planned developments there, to attract more Volunteers.

7.5. Vehicles will park within the school/country park car park which is due to be transferred to the Council when the road serving it is adopted. The nearest residential property within Phase 2 of the housing development will be approximately 75m away from the proposed container. At this distance it does not raise any residential amenity issues. Furthermore, the proposal to clad the container with timber will help to integrate it into the surrounding country park. The proposal is therefore considered to accord with Policy WLP8.29.

7.6. As will be noted above the Town Council support the application subject to the Health & Safety issues raised by Suffolk Fire and Rescue Service being addressed. They recommend that an automatic fire sprinkler system be installed. However, this would not be possible as there are no services on the Park so the hut will not be connected to electricity supplies or water.

7.7. The Environmental Protection Officer has commented that if the container was placed directly on the ground then CO2 could enter, and ventilation would have to be considered. If, however, the container was elevated with a void underneath, then there should be no concerns. The supporting document states that the container could be sited on paving slabs or similar which would elevate it above the ground. This could be a requirement of a planning condition.

8. Conclusion

8.1. A timber clad shipping container is proposed for use by the warden and volunteers of the country park. It is considered appropriate to provide a facility where volunteers can meet, shelter from inclement weather and store their tools. The proposal accords with the Development Plan and the application is recommended for approval.

9. Recommendation

9.1. Approve.

10. 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 supporting information received 18 November 2020, 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. On 31 March 2031 the shipping container 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: Due to the temporary nature of the shipping container.

4. The container hereby approved shall be elevated above ground level on paving slabs or similar with a void underneath.

Reason: To prevent the likelihood of CO2 gas entering.

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 Papers

See application reference DC/20/4684/FUL on [Public Access](#)

Key Local Plan Policies:

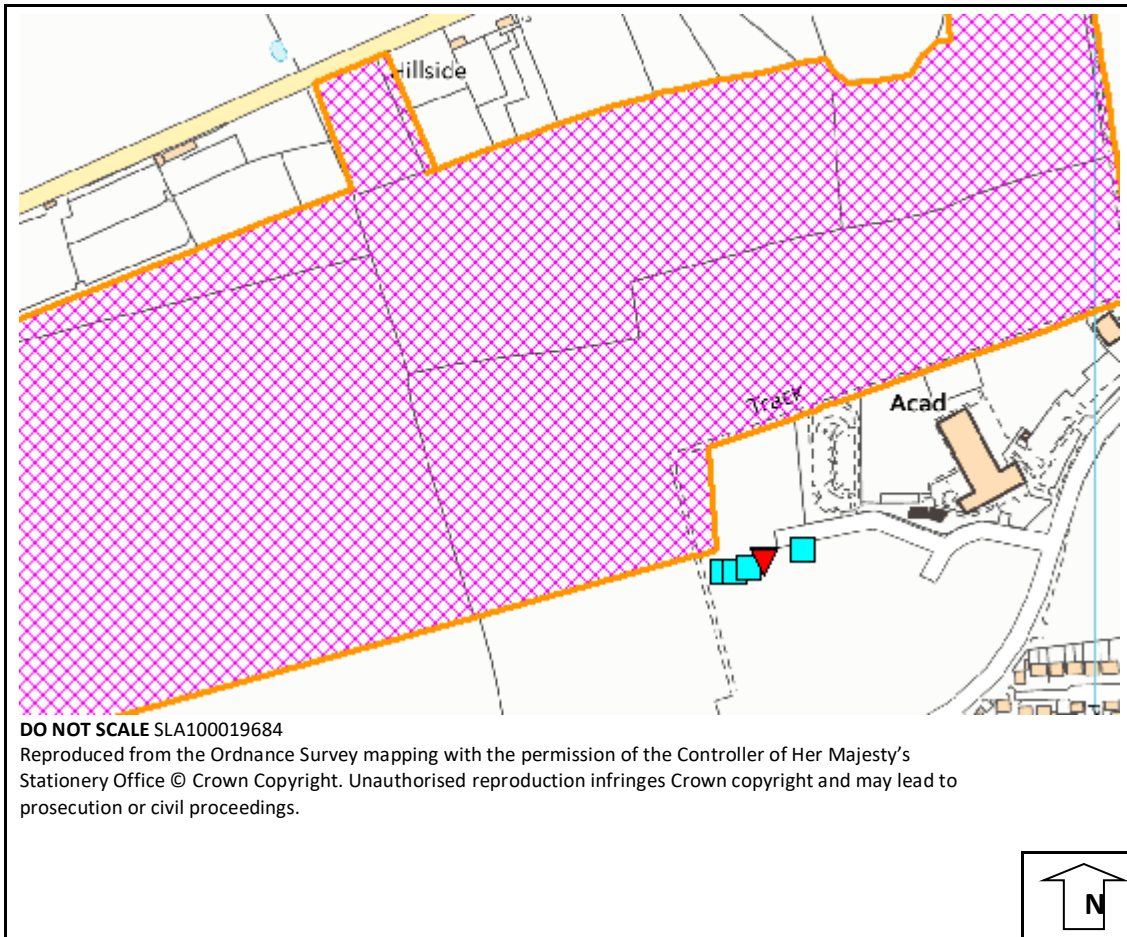
WLP8.29 (Design)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

WLP8.35 (Landscape Character)

[Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](#)

Map



Key



Notified, no comments received



Objection



Representation



Support