

**SOUTH PLANNING COMMITTEE - UPDATE SHEET****21 July 2020**

Item 6 – DC/20/1035/FUL – New convenience store, two shop units and associated car parking, service yard and pedestrian way, eleven affordable houses and associated car parking and ancillary works (Resubmission of previous application DC/19/3881/FUL) at Former Rendlesham Sports Centre Site, Walnut Tree Avenue, Rendlesham

Consultee response from Economic Development Team: We would be supportive of any increase in A1, A2, A3, A4, A5, B1, B2 or B8 floorspace, whether by means of conversion or new build, that would create room for existing businesses to expand or new businesses to move in. The view of the economic development team is that this application would create local rural employment for East Suffolk.

Revised Site Layout Plan received 9 July 2020 (7641 20 P) showing an alternative arrangement for bin presentation points.

Recommendation: Authority to Approve subject to no objections being received in relation to the Air Quality Assessment being carried out, controlling conditions and the completion of a S106 Agreement to secure the affordable housing.

Item 7 – DC/20/1033/FUL – Construction of recreational lake and use for low ropes course to include reception and changing room building at Easton Farm Park, Sanctuary Bridge Road, Easton, IP13 0EQ

When the application was presented to the referral panel, it was requested that additional information regarding the rope course was submitted ahead of committee. Officer's received the below photographs and annotations on 13/07/2020:

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft



'zoom in pole 1' - zooms into the pole from the next shot. Please take a reference from the orange car that will be in all the shots.



'pole 1' - same shot without the zoom



'pole 2' further back showing hedgerow



'pole 3' from the road



'Campsite with tents' shows the view from the road with the campsite being a little more full. The campsite capacity is 150 pitches, this picture shows approximately 30.



This is an aerial shot of an indicative course.

The applicant's email state that the photograph "has used a 6m pole which will be the height of the poles used above the water level. The poles will actually be 6.5m above the water level but the water level will be at least 50cms below ground level. The pole in the photographs is resting at ground level".

Whilst this additional information shows the approximate height of the posts to be used on the course and is not overly prominent in the landscape, this is only one of the many posts which will form the overall structure; there will also be different aspects to the course as illustrated above (tunnels, rope walkways, swing bars, etc) with each post structurally supported by what appears to be a metal post. In isolation the post has no impact, but when considered as the whole scheme as illustrated above, officers consider that the previous concerns in relation to the impact to the sensitive landscape (Deben Valley) have not been overcome. It is not clear from the photographs if the post is located in the position of the proposed development. The photographs above, in addition to those received during the application, demonstrate that the landscaping scheme associated with the adjacent caravan site is within its infancy and currently provides minimal screening from the road. Once this has fully established, it would reduce the impact of the development from the highway but would not address the issue of the impact to the character of the landscape itself. Furthermore, this diversification is likely to set a precedent for other enterprises to come to the site, which would have further detriment on the landscape.

In addition to the above, the applicant emailed on 17/07/2020 to confirm that the development would provide employment for the local community (approximately 8 to 10 members of staff to fill in reception and course instructors roles).

Item: 8 - DC/20/1603/FUL - New welfare hub to include 3.no 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 - Seaton Recreation Ground, Seaton Road, Felixstowe.

Revised plans received 20 July 2020:

- Drawing no.170 01 Rev G (Proposed site plan);
- Drawing no.170 03 Rev H (Proposed plan);
- Drawing no.170 02 Rev B (Proposed elevations).

1. Revised drawings include amendment to proposed WC unit in order to provide a single inclusive cabin with ramped access for wheelchair users and those with mobility impairment.
2. A note and illustration have also been added to drawing no.170 03 Rev H stating that the proposed lighting columns will be 3 metres high.

Recommendation: Authority to Approve subject to conditions outlined on page 96 of committee report.