

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING  
(GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995**



**To:** Mr Jeremy Hancock  
J Hancock And Associates  
Office 2  
The Barn  
Decoy Farm  
Old Church Road  
Melton  
Woodbridge  
Suffolk  
IP13 6DH

**Agent for:**  
Ipswich Rugby Club

Council's Reference Number: IP/09/00466/FUL

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**GRANT OF FULL PLANNING PERMISSION**

Ipswich Borough Council, as local planning authority, hereby **GRANT** Full Planning Permission for:

*Change of use from agricultural land to playing fields for a temporary period of 3 years.*

at: Land Between Ipswich Rugby Club Ground And Pound Meadow Stables Humber Doucy  
Lane Ipswich  
Suffolk

in accordance with your application reference number IP/09/00466/FUL received  
16.07.2009 .

By virtue of Section 91 of the Town and Country Planning Act, 1990 this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of three years beginning with the date of this notice.

**This permission is also subject to the following condition(s): -**

1. The development shall be carried out in accordance with the details shown on the following submitted drawing no. R 202, dated 15th July 2009, and the requirements of any succeeding conditions.

2. Unless planning permission is renewed the temporary use hereby permitted shall cease on or before 31st August 2012.
3. The use of the land as a playing field shall be limited to Sundays 10.00 to 12.30 hours.
4. The playing pitches shall be no nearer to Humber Doucy Lane than shown on the submitted plans reference no. R 202, dated 15th July 2009.
5. The hedges on the north and south boundaries of the site shall be retained. The gap in the hedge along the south boundary opposite no.'s 363 and 365, Humber Doucy Lane shall be re-planted during the first planting season following the grant of this permission and shall thereafter be retained.
6. The hedge along Humber Doucy Lane shall be kept trimmed back to provide the following visibility splays at the point of access to the club premises:-

3.5 x 60 metres to the north west

3.5 x 45 metres to the south east.

The above visibility splays shall be retained thereafter, or as otherwise agreed in writing with the Local Planning Authority.

7. The hereby approved playing pitches shall not be used at the same time as the existing senior pitches unless otherwise agreed in writing with the Local Planning Authority.

**The reasons for the above conditions are as follows: -**

1. In the interest of visual amenity and to ensure compliance with Ipswich Local Plan Policies NE2 and RL15.
2. 3. and 4. In the interests of residential amenity and to ensure compliance with Ipswich Local Plan Policies NE2 and RL15.
5. In the interests of visual and residential amenity and to ensure compliance with Ipswich Local Plan Policies NE2 and RL15.
6. In the interest of highway safety and to ensure compliance with Ipswich Local Plan Policy T20.
7. In the interests of residential amenity and highway safety and to ensure compliance with Ipswich Local Plan Policies NE2 and RL15.

**INFORMATIVES**

1. There is now a planning fee payable for applications in writing to discharge planning permission conditions. The rates as prescribed by Central Government are £85 for each written request (£25 for householder development).

Paper copies of the Regulations and the Circular can be purchased from The Stationery Office, telephone 0870 600 5522. The Regulations - as Statutory Instrument 2008/958 - can also be viewed on the website [www.opsi.gov.uk/legislation](http://www.opsi.gov.uk/legislation). The Circular, Planning-related fees, will be available to read or download on the Planning/Circulars pages of the website [www.communities.gov.uk](http://www.communities.gov.uk).

**The following is a summary of the reasons for the grant of permission:-**

1. The proposals have been assessed against the Council's policies for protecting open land and the provision of sports pitches and it is considered that the proposals are not contrary to those policies and the use thereby is acceptable without prejudicing the essential character of the open land.

**The following is a summary of the policies and proposals in the development plan that are relevant to this decision:-**

1. Ipswich Local Plan - Policies NE2, RL15 and T20.

**Dated:** 24th August 2009

*Please note that this decision notice is a computer-generated copy of the original.*

**Sign**



Mike Tee BSc MIIE  
Head of Planning, Transport and  
Regeneration  
Grafton House,  
15 -17 Russell Road  
Ipswich IP1 2DE

SEE NOTE BELOW/OVERLEAF

N.B. This permission is not an approval under the Building Regulations; Approval under those regulations may also be required

**NOTES**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the "Secretary of State" in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from "The Planning Inspectorate, 4/09 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN"). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (\*), to the

provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local Planning Authority/authorities was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the "Secretary of State", and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(\*) The statutory requirements are those set out in section 78(6) of the Town and Country Planning Act, 1990, namely sections 70 and 72(1) of the Act.

**IP/09/00466/FUL – Land between Ipswich Rugby Club ground and Pound Meadow Stables, Humber Doucy Lane – Change of use from agricultural land to playing fields for a temporary period of 3 years – Ipswich Rugby Club.**

**The Access Group raised the following comments: -**

- 1. Suitable parking facilities for disabled persons should be provided. See Diagram 2 to Approved Document M for example of suitable spaces.**
- 2 Suitable facilities for disabled spectators should be provided as appropriate.**
- 3. Firm level paths at least 1.8m wide should be provided from disabled persons car parking spaces to any facilities provided for disabled people i.e. spectator areas.**

