

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**



To: Mr Malcolm Harbour
8 North Close
Ipswich
Suffolk
IP4 2TL

Agent for:
Ipswich Rugby Club

Council's Reference Number: IP/16/00588/FUL

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/16/00588/FUL received
16.06.2016 .

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.
2. Unless planning permission is renewed the temporary use hereby permitted shall cease on or before 15th August 2019.
3. The use of the land as a playing field shall be limited to Sundays 10.00am to 12.30pm hours.
4. The playing pitches shall be no nearer to Humber Doucy Lane than shown on the submitted plans reference no. R 202, dated July 2012.

5. The hedges on the north and south boundaries of the site shall be retained.
6. The access onto Humber Doucy Lane shall be provided with a clear visibility at a height of 0.6 metres above the carriageway level and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 3.5 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 60 metres to the north west and 45 metres to the south east direction along the edge of the metalled carriageway from the centre of the access (Y dimension).
7. Notwithstanding the provisions of Part 2 Class A of the Town and Country Planning (General Permitted Development) England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.
8. The hereby approved playing pitches shall not be used at the same time as the existing senior pitches.

The reasons for the above conditions are as follows: -

1. For the avoidance of doubt and in the interests of proper planning.
2. The proposal is not considered suitable as a permanent use of the land, given that the site is designated as countryside, where the creation of sporadic and isolated development that is not connected with the essential requirements of agriculture is usually discouraged.
3. 4. 5. And 8. In the interests of protecting the residential amenity of residential dwellings located nearby.
6. and 7 To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

INFORMATIVES

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The Access Officer raises the following comments:-

An access audit should be undertaken, to establish what additional provisions may be required at site for the benefit of disabled visitors/spectators, all in order to ensure that they will not be at a disadvantage when using the facility. Such features as the following, may need to be considered in such an audit:-

- Wayfinding/signage provision.
- Accessible parking.
- Accessible toilets.
- Accessible spectator areas.
- Firm surfaced accessible paths linking all of above

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

1. Ipswich Core Strategy and Policies DPD (2011):
 - DM5 (Urban Design Quality); DM17 (Transport and Access in New development); DM29 (Provision of New Open Spaces, Sports and Recreation Facilities).

Proposed Submission Core Strategy and Policies DPD Review (2014):

- DM5 (Design and Character); DM17 (Transport and Access in New Developments); DM29 (Provision of New Open Spaces, Sports and Recreation Facilities); DM34 (Countryside).

Dated: 15th August 2016

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

Signed:

Martyn Fulcher BSc (Hons) PGDip MRTPI
Planning and Development Operations
Manager
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 you are aggrieved by the decision of your Local Planning Authority to refuse permission or approval for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an Enforcement Notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within; 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

4. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
5. If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
6. Appeals must be made using a form which you can get from Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs
7. The Secretary of State can 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.
8. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
9. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.
10. If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
11. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park Authority for that Park, or in any other case the District Council (or County Council which is exercising the function of a District Council in relation to an area for which there is no District Council), London Borough Council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

In making this decision the Council has positively addressed the National Planning Policy Framework 2012