



William Grosvenor
Melton Parish Council
17 Riduna Park
Station Road
Melton
Woodbridge
Suffolk
IP12 1QT

Your ref:
Our ref: DC/20/1710/PREAPP
Date: 15 May 2020
Please ask for: Jamie Behling
Direct dial: 01394 444412
Email: planning@eastsuffolk.gov.uk

Pre-application planning advice

Application ref: DC/20/1710/PREAPP

Location:

Pavillion
Playing Field
Melton Road
Melton
Suffolk
IP12 1NH

Proposal:

Pre Application Advice - The proposal is to demolish the existing pavilion building located in the playing field and replace with a modern structure.

Officer advice

Melton Playing Fields lies close to the boarder of Melton and Woodbridge on the west side of Melton Road. The site consists of a large open grassed field, tennis courts, a large wooded area to the west, a children's playground and small pavilion building. The site has a small parking area at the entrance of the fields with a surfaced pathway from the parking area around the tennis courts to the pavilion building. The pavilion is located close to the road which has a thick vegetation running the entire length to screen the field from the street. The pavilion was permitted planning permission in 1973 under ref. E1322/7. Subsequent applications be permitted to alter the appearance and use of the building with the most recent being in 2010 for the change of use from sports pavilion (D2) to public meeting room and parish council office (D1), erection of extension (demolition of existing garage and store) and external alterations. The proposal does not fall within the Melton Conservation area.

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The proposal seeks to replace the pavilion building with a similar sized modern building and to enlarge the pathway to allow limited amounts of traffic to the building. The pre-application also seeks advice on siting a shipping container on site during the build process.

The existing pavilion holds no important historic fabric or architectural merit and therefore its retention is not considered necessary. The building appears dated and its refurbishment is unlikely to be cost efficient considering the poor state of the pavilion currently. A new building is likely to enhance the setting of the Playing Fields and improve the visual amenity of the area. The building has no direct neighbours who would be harmed by the development.

The Melton Neighbourhood Plan goes into detail over the prospect of the pavilion being replaced by a modern village hall. This proposal however is not that ambitious. Policy MEL9 specifically goes into the details for a new community hall within the field however other development could attempt to follow similar parameters set out in para 6.9 that include "Its architectural style should be in keeping with its surroundings". Policy MEL12 of the Melton Neighbourhood Plan states "Development within the area will only be acceptable where it delivers the proposals set out in Policy MEL9 or to enhance the use of the area for outdoor sport, play and recreation." The development of a new Pavilion does not meet the objectives set out under MEL9 but would be considered to enhance the use of the area for outdoor sport, play and recreation and therefore would be compliant with MEL12. A near like for like replacement of the pavilion in size and scale would not be objected to due to retaining the same preapproved use. The principle for the replacement of the building is considered acceptable, dependant on further details being submitted within a full planning application.

The enlargement of the foot path is unlikely to cause any significant harm to the amenity of the area as it is positioned to run along the boundary of the site directly to the pavilion. It should however be considered if a safe combination of a pathway for pedestrians and a vehicle route can be established independently for safety reasons or other methods considered to separate the traffic.

The siting of a shipping container on site for the storage during the construction period would be considered to comply with Schedule 2, Part 4, Class A within the 'Town and Country Planning (General Permitted Development) (England) Order 2015', which states;

"Permitted development

The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land."

Therefore, would not require planning permission. This would be subject to the conditions of class A,

"Development is permitted by Class A subject to the conditions that, when the operations have been carried out—

- (a) any building, structure, works, plant or machinery permitted by Class A is removed, and
- (b) any adjoining land on which development permitted by Class A has been carried out is, as soon as reasonably practicable, reinstated to its condition before that development was carried out."

An application should include the following:

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- o Full planning permission Application form;
- o Application fee; £462.00
- o Site location plan (outlined in red, at least one road name and north point)
- o Block plan showing the proposed works where applicable;
- o Floor and elevational plans;
- o Planning, Design and Access Statement;
- o Layout of hard surfacing (and access if any alterations proposed);
- o Proposed opening/operating hours;

Planning policy

National Planning Policy Framework

SP1 - Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP1a - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM22 - Design: Function (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

MEL9 - Provision of Community Facilities at the Playing Fields, Melton Road (Melton Neighbourhood Plan - 'Made' January 2018)

MEL12 - Protection and Maintenance of Green Spaces (Melton Neighbourhood Plan - 'Made' January 2018)

Related applications:

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Constraints

Community Infrastructure Levy - Name: Community Infrastructure Levy Charging Zone High
Suffolk Coastal Local Plan - Name: AP236 Woodbridge And Melton Restraint
Suffolk Coastal Local Plan - Name: Physical Limits Boundaries (Core Strategy SP19)
Suffolk Coastal Local Plan - Name: MEL9 Melton Prov. Of Community Facilities Playing Fields
Suffolk Coastal Local Plan - Name: MEL12 Melton Protection And Maintenance Of Green Spaces
Suffolk Coastal Local Plan - Name: MEL13 Melton Protection Of Trees And Rural Character
Suffolk Coastal Local Plan - Name: MEL17 Melton Character Areas
Suffolk Coastal Local Plan - Name: SSP39 Areas To Be Protected From Development
DC Case Points - DC Reference: C/10/1494
DC Case Points - DC Reference: DC/13/2280/EXT
DC Case Polygons - DC Reference: DC/15/4871/TPO
DC Case Polygons - DC Reference: DC/19/3785/TPO
DC Case Polygons - DC Reference: DC/13/2280/EXT
DC Case Polygons - DC Reference: C/10/1494
Land Designations - Name: Melton NP
EA - Ground Water Flood Data - Flood Type: Superficial Deposits Flooding
Recreational Disturbance Avoidance - Name: Recreational Disturbance Avoidance And Mitigation Strategy
- TPO Reference: ESCC/53/00025

As with all pre-application advice, the Council is not bound with regard to its final decision on any future application. Please note – this pre-application advice is given on the basis of National and Local Planning Policies applicable on the date the advice is given.

Additional Planning and Building Control information can be found online at www.planningportal.gov.uk. If a planning application is needed online applications can be submitted at the same address.

Case Officer: Jamie Behling, Trainee Planner, 01394 444412

Authorising Officer: Liz Beighton, Planning Development Manager, (01394) 444778



Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management
East Suffolk Council

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