

PLANNING COMMITTEE 14 February 2024

TABLED PAPER

Item 7a

DC/23/01323: SHELF project

In an email dated 12 February @ 4.47pm to the SHELF project lead from Suffolk County Council's Schools and Infrastructure Programme Manager the following information was provided.

"Firstly, thank you for sending through the committee report. Please can we request that the Planning Officer has the following information from SCC and can we be informed if the report is updated.

Suffolk County Council (SCC) are the freeholder of the school site which is leased under an Academy Lease. Under the previous headship various land transfer options were considered with the Department for Education's (DfE) LOCATED team. It was decided not to proceed and there are no plans to revisit this proposal. To date any land transfers from SCC ownership are yet to be agreed. Any loss of education land would be subject to DfE approval. Sufficient land would need to be retained by SCC to ensure the school expansion is feasible.

Suffolk County Council are working with the Trust to expand the school in response to pupil growth from local housing. The feasibility work is underway. It was identified early on that the 6th Form Centre would need to remain on the site. Some additional parking to mitigate the increase in staff numbers will be included in this expansion work. However there are no plans for a parking redesign as this would fall out of the scope and budget of the project"

Officer comment:

This email provides what appears to be an unequivocal position statement that confirms the building required (by SHELF) to be demolished to facilitate the proposed access to the new parking area off Gainsborough Road will not be available to the project and therefore cannot be demolished.



figure 71: Existing Vehicular Access point Gainsborough Road



figure 72: Building Indicated as being Demolished

The report to Committee does however have regard to such an eventuality and is considered as paragraph 17.3 and figures 70, 71, 72 and 73. *(Mod Gov version of report at pages 151 -153)*

Essentially an alternative route for the access will be required that avoids conflict with the building to be retained. The report includes a conceptual suggestion by the Development Management Service. Such an arrangement may also necessitate a change to the design of any future wellbeing hub building but this can be controlled and managed through the Reserved Matters (in the event that outline planning permission is granted).



figure 73: Access Alternatives if Building Not Demolished

The new parking area is required to serve not just the Wellbeing Hub but also the Sports Hall and associated outdoor facilities east of Chilton Way. It is therefore imperative that the access position is resolved as it is intended to condition package 2 works east of Chilton Way such that they cannot proceed until an agreed car park is agreed and that the building cannot come into use until such time as the all the approved car parking off Gainsborough Road is available.

The situation does not impact construction of the Pavilion on the west side of Chilton Way (package 2 works).

Package 3 (Wellbeing Hub) is required to deliver its own parking area as a reserved matter by resolving access to that parking will be tethered to the current 'access' issue.

IT IS THEREFORE RECOMMENDED THAT THE RECOMMENDATION WITHIN THE REPORT IS AMENDED TO READ

35.0 Recommendation

That:

1. Subject to first securing, to the satisfaction of the Chief Planning Officer:

- (i) Amended drawings showing an alternative and safe access arrangement to that presently proposed for the planned new car park off Gainsborough Road that does not require the demolition of the existing sixth form building or the DfE has confirmed in writing its approval of the demolition of the said building; and,**
- (ii) A signed S106 Agreement from the applicant committing to pay Suffolk County Council a contribution of £17,500 (index linked) to provide a Traffic Regulation Order and physical works for parking restrictions on roads adjacent to the development, should the need arise due to evidence that on-street parking issues occur as a result of the development within an agreed period (typically 5 years from full operation of the development); and,**
- (iii) Confirmation by the applicant that a Service Level Agreement (SLA) has been signed to provide suitable off-site ad-hoc parking to supplement on-site parking provision and that such spaces will be available as part of the package 1 works.**

Continued...

Then:

- 2. The Chief Planning Officer be authorised to GRANT FULL planning permission for**

Works of demolition and construction to provide a new shared sports pavilion to replace the existing building, a new sports hall, enhance existing /deliver new outdoor recreational facilities , and relocated play area along with the provision of associated parking, amended vehicular access, lighting, means of enclosure, landscaping, highway improvements and other associated works with appropriate conditions: and,

- 3. The Chief Planning Officer be authorised to GRANT OUTLINE planning permission for the construction of a mixed-use community wellbeing hub with appropriate condition**

Recommended Conditions (these may be amended prior to or as a consequence of the meeting)

No change from published report