



Mr Matt Patnell  
17 Stirling Close  
Oulton  
Lowestoft  
Suffolk  
NR32 4RA

**Your ref:**  
**Our ref:** DC/22/1980/PREAPP  
**Date:** 29 June 2022  
**Please ask for:** Matthew Gee  
**Direct dial:** 07901 517856  
**Email:** [planning@eastsuffolk.gov.uk](mailto:planning@eastsuffolk.gov.uk)

## Pre-application planning advice

**Application ref:** DC/22/1980/PREAPP

**Location:**

Lowestoft Town Cricket Club  
Denes Oval  
The Ravine  
Lowestoft  
Suffolk  
NR32 1UY

**Proposal:**

To install a 4 lane cricket net training area with surrounding fence.  
To install a 3.62m x 5.94m metal equipment storage shed for cricket training equipment, with 4m x 6m concrete base.  
To install a green metal fence to replace the temporary Harris fencing that has been installed.

## Officer advice

### PROPOSAL

Pre Application Advice is sought for works at the Lowestoft Town Crick Club, comprising:

- Installation of a 4 lane cricket net training area with surrounding fence.
- Installation of a 3.62m x 5.94m metal equipment storage shed for cricket training equipment, with 4m x 6m concrete base.
- Installation of a green metal fence to replace the temporary Harris fencing that has been installed.

### POLICY

All submitted planning applications are determined in accordance with the planning policies set out by East Suffolk Council. A list of all planning policies can be found in full on the council's website at <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-local-plan>.

The site is situated within the East Suffolk - Waveney Local Plan area, which was adopted in March 2019, and submitted applications will be considered against these policies.

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In the case of an application for a new dwellings would be mainly assessed against the following policies:

- Policy WLP8.23 - Protection of Open Space (Waveney Local Plan)
- Policy WLP8.29 - Design (Waveney Local Plan)
- National Planning Policy Framework 2019

#### OFFICER COMMENTS

From the information provided as part of this pre-app it does not appear that the works would be undertaken by the Town Council, and therefore their permitted development rights can not be considered.

The application is set within the North Lowestoft Conservation Area, and is on an area of land designated as open space within the local plan. Policy WLP8.39 sets out that "Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area."

The Conservation Area Appraisals and Management Plan for the North Lowestoft Conservation Area can be found on our website at: <https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/North-Lowestoft-Conservation-Area-Character-Appraisal.pdf>

Cricket net training area

The proposal seeks for the installation of a 4 lane cricket net training area with surrounding fence, towards the north-eastern corner of the site.

From the information provided the total area would be 14.6m by 32, with the nets covering an area of 18.3m by 14.3 with an overall height of 4m. The overall structure would require planning permission, and whilst it is not a common feature within a Conservation Area, its overall scale and design is not considered to adversely impact on the character and appearance of the area.

As the site is designated as open space, policy WLP8.23 sets out that "Proposals for the development of open spaces will only be permitted in exceptional circumstances where the: proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit;" In this instance it is considered that the installation of cricket nets would meet this criteria.

Storage shed.

The proposal also seeks the Installation of a 3.62m x 5.94m metal equipment storage shed for cricket training equipment, on a 4m x 6m concrete base. No details on height have been provided, but from the photos provided the shed would be of a relatively low scale, and again it is considered to have limited impact on the character and appearance of the Conservation Area.

In addition, the proposal is considered ancillary to the use of the open space, and will increase local amenity and provided greater community benefit.

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## New Fence

The diagram submitted details the installation of fencing in the north-eastern corner of the site to replace existing harris fencing in the area. From the photo provided the proposal would be a green security fence design, and it is unclear on its overall height.

Under permitted development allowances a means of enclosure up to 1m in height can be erected adjacent to a highway used by vehicular traffic, and up to 2m in height when not adjacent to a highway. If the proposed fence would fall within these parameters then it could be erected without the need for planning permission.

If planning permission is required, then as with the other proposals, any means of enclosure would need to either preserve or enhance the character and appearance of the Conservation Area. It is unclear on what the original means of enclosure would have been in the area, and whether it would have been a continuation of the wall around other sections of the Denes Oval. However, in this instance given the context of the area proposed for fencing, and the design of the security fence shown, it is not considered that the proposal would adversely impact on the character and appearance of the Conservation Area.

## Conclusion

From the information provided, officers would be supportive of the scheme given the additional community benefits that it would provide, and as such it is likely that planning permission would be granted.

Application details can be found on our website at: <https://www.eastsuffolk.gov.uk/planning/planning-applications-and-enforcement/how-to-submit-a-planning-application/>. The application type would be an application for Planning Permission, and this would incur the relevant fee £234.00.

Within the application you will need to include the following:

- Site located plan to an appropriate scale of 1:1250
- Block Plan to an appropriate scale of 1:500
- Proposed Elevations to an appropriate scale of 1:100
- Proposed floor plan to an appropriate scale of 1:100
- Design and Access Statement, including Flood Risk Assessment.

## Planning policy

WLP8.23 - Protection of Open Space (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.24 - Flood Risk (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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**Related applications:**

| Reference no | Proposal | Decision | Date |
|--------------|----------|----------|------|
|--------------|----------|----------|------|

**Constraints**

Article 4 (1) Direction - Name: Direction Under Article 4(1) Housing In Multiple Occupation  
Community Infrastructure Levy - Name: Community Infrastructure Levy Charging Zone 3  
CL Sites - CL Reference: 08/00024/CLHIS  
Conservation Area - Name: North Lowestoft  
DC Case Polygons - DC Reference: DC/14/1886/DEM  
DC Case Polygons - DC Reference: DC/22/1729/FUL  
DC Case Polygons - DC Reference: DC/04/0195/FUL  
DC Case Polygons - DC Reference: DC/81/0276/HIS  
DC Case Polygons - DC Reference: DC/75/1089/FUL  
DC Case Polygons - DC Reference: DC/83/0240/HIS  
Disturbed Land - Disturbed Land Ref: 026  
Disturbed Land (25m Buffer) - Disturbed Land (25m) Ref: 026  
EA - Floodzone 2 - Type: Tidal Models  
EA - Floodzone 3 - Type: Tidal Models  
Heritage Action Zone - Name: North Lowestoft Heritage Action Zone  
Waveney Local Plan (Adopted March 2019) - Name: Policy WLP8.23 - Protection Of Open Space  
Landfill Sites (+250m) - Landfill Type: HOUSEHOLD REFUSE  
Landfill Sites - Landfill Type: HOUSEHOLD REFUSE  
Recreational Disturbance Avoidance - Name: Recreational Disturbance Avoidance And Mitigation Strategy  
Schedule 9 Species - Name: Muntiacus reevesi  
Strat Flood Risk Assmnt 3b East suffolk - Type: Lowestoft - Tidal - 2017  
Strat Flood Risk Assmnt 2 - Type: Strategic Flood Risk Assessment 2  
Strat Flood Risk Assmnt 3 WDC - Type: 6  
Suffolk Water - Water Resource Zone - Name: Suffolk Water - Water Resource Zone

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.

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Additional Planning and Building Control information can be found online at [www.planningportal.gov.uk](http://www.planningportal.gov.uk). If a planning application is needed online applications can be submitted at the same address.

**Case Officer:** Matthew Gee, Planner (Development Management), 07901 517856

**Authorising Officer:** Iain Robertson, Senior Planner (Development Management)

A handwritten signature in black ink, appearing to read 'Philip Ridley', with a stylized flourish underneath.

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

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