

DELEGATED REPORT – Discharge of Condition

Reference: DIS/2024/0005
Location: Blofield Primary School East side of Plantation Road Blofield Norwich NR13 4PL
Applicant: Executive Director Of Children's Services,
Proposal: Discharge of Planning Conditions No. 24 (Assessment of ground conditions of new playing fields) and No. 25 (Community Use Scheme) of planning permission reference FUL/2022/0055
Expiry date: 24 April 2024
Extension of time date: 24 May 2024

Site and Proposal

See the previous report held on application file FUL/2022/0055 for site and proposal details of the former permission. The condition(s) and details pursuant to this application are:

- Planning Condition No. 24 - Assessment of ground conditions of new playing fields
24. No development above foundation level shall take place unless and until:
- a) A detailed assessment of ground conditions of the land proposed for the new playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality;
 - and b) Based on the results of this assessment to be carried out pursuant to (a), a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policies 5, 7 and 8 of the JCS, the preamble to Policy RL1 of the DMP 2015 and the provisions of Chapter 8 of the NPPF.

- Planning Condition No. 25 - Community Use Scheme
25. No development above foundation level shall take place until a community use scheme has been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme shall apply to outdoor and indoor sports facilities and shall include details of pricing policy, hours of use, access by non-educational establishment

users/non-members, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policies 5,7 and 8 of the JCS, the preamble to Policy RL1 of the DMP 2015 and the provisions of Chapter 8 of the NPPF.

Consultation Responses

- Sport England - Condition 24 – the revised plan is accurate and the grass playing pitches are reflective of the approved document. Sport England support the discharge of condition 24.
- Condition 25 – the revised Community Use Agreement (CUA) via email dated 24th April 2024 has addressed the outstanding matters referred to in Sport England’s previous comments dated 18th April 2024. Sport England are now satisfied that the CUA attached to that email would facilitate effective community use of the facility and, therefore, would not object if the Council were minded to discharge Condition 25 once that CUA is signed by all parties and is submitted to the Local Planning Authority.

Representations

There is no requirement for this type of application to be publicised or for adjacent properties to be notified.

Development Plan Policy & Government Policy/Guidance

For details of relevant policies, see the reason for the condition(s) on planning application reference FUL/2022/0055.

Issues

The issues to be assessed in this report relate specifically to the details being sought for approval, and are as follows:

Condition 24 - Assessment of ground conditions of new playing fields

In connection with the discharge of this condition the applicant has submitted a Drainage Plan and a Pitch Development Report (Blofield Primary School Natural Turf Sports Pitch Development Report developed by Agrostis Sports Surface Consulting, dated 22 March 2024).

Initial comments from Sport England noted that the plan contained within the original report was inaccurate as the grass playing pitches were not reflective of the document within the approved application: 'NPS-DR-A-019 Proposed Pitch Markings P1.pdf'. The drawing within the CUA showed overlapping run-

off areas and requested that the plan in the report should be amended to reflect the approved plan in order for Sport England to support the discharge of condition 24.

The applicant has subsequently amended the plan as recommended and Sport England now confirm that the revised plan is accurate and the grass playing pitches are reflective of the approved document. Sport England support the discharge of condition 24.

The wording of Condition 24 requires the works to be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England. The applicant has confirmed that the drainage works have already been installed and the stone burying/soil shifting of the new the playing fields has been undertaken. A timetable for the first and second seeding of the playing fields has been given as later this month in May 2024 and September/October 2024, ready for occupation of the school in April 2025.

Although the grass seeding is yet to be completed, the timetable of the works submitted is satisfactory. It can be confirmed that the information submitted in support of this application is sufficient to satisfy the requirements of the planning condition and there are no matters outstanding.

Accordingly, it is recommended that **condition 24 of planning permission ref FUL/2022/0055 is discharged.**

Condition 25 - Community Use Scheme

The applicant has submitted a revised Community Use Agreement (CUA) via an email dated 24th April 2024 following previous discussion regarding the original submission. This amended document now includes additional information regarding how the site will be operated, what staff will be present during the operational hours of the facilities, examples of similar local authority run facilities within the area and comparable pricing, and a break down of costs for each pitch size with different rates for matches/training.

Sport England has now confirmed that the amended CUA has addressed the outstanding matters referred to in Sport England's previous comments dated 18th April 2024. Sport England are now satisfied that the CUA would facilitate effective community use of the facility and, therefore, would not object if the Council were minded to discharge Condition 25 once that CUA is signed by all parties and is submitted to the Local Planning Authority.

The wording of Condition 25 requires the approved scheme to be implemented upon the start of use of the development and to be complied with for the duration of the use of the development. As the school is not yet operational the CUA cannot be implemented. For this reason, the condition cannot be fully discharged, and it would not be able to be fully discharged all the time the school is operational. However, it can be confirmed that the

information submitted in support of this application is sufficient to satisfy the first part of the planning condition and there are no matters outstanding.

Accordingly, it is recommended that **the first part of condition 25 of planning permission ref FUL/2022/0055 is discharged.**

Recommendation

Condition 24 discharged

Condition 25 partly discharged.

Case Officer:	Kate Lawty	Date:	17/05/2024
Principal Planner:	A Lambert	Date:	21/05/2024