

Meeting:	Development Control Committee
Date:	18 th December 2007
Subject:	Prince Edward Playing Fields Application P/2/07/CFU/RP1
Key Decision:	No
Responsible Officer:	Graham Jones
Portfolio Holder:	Councillor Marilyn Ashton Planning, Development and Enterprise
Exempt:	No
Enclosures:	None

Section 1 – Summary and Recommendations

Recommendations:

1. To agree to additional conditions proposed by the Environment Agency as set out in the report, in respect of application P/2/07/CFU/RP1 previously considered by the Strategic Planning Committee of the 14th March 2007.
2. To agree to extend the period for completion of the legal agreement for 3 months from the date of the Committee's decision (until 18 March 2008).

Reason :

To enable planning permission to be issued as agreed by Strategic Planning Committee on 14th March 2007.

Section 2 – Report

- 2.1 On the 24th March 2007 the Strategic Planning Committee considered planning application P/2/07/CFU/RP1 for the 'Redevelopment for enlarged football stadium and clubhouse, floodlights, games pitches, banqueting facilities, health and fitness facilities, internal roads and parking.'
- 2.2 In the light of an objection from the Environment Agency the Committee agreed to grant the application subject to the withdrawal of the EA's objection and the completion of a legal agreement within 3 months of the Committee date.
- 2.3 Since that time there have been negotiations with the Environment Agency which have resulted in their agreement at the end of November 2007 to withdraw their objection subject to:
 1. deletion of drawing 1183-PL-002 RevE and substitution of revised plan numbered 02 01 deleting the 'stadium pitch' to the north of the main stadium;
 2. amendments to the surface water strategy contained within the submitted Flood Risk Assessment; and
 3. the inclusion of five additional conditions, namely:

Condition: The development hereby permitted shall not be commenced until surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to improve water quality.

Condition: No spoil or materials shall be deposited or sorted on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Condition: No building or altering of ground levels shall take place on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Condition: No walls or fencing shall be constructed within or around that part of the site lying within the area of land liable to flood.

Reason: To prevent obstruction to the flow and storage of floodwater, with a consequent increased risk of flooding.

Condition: The development hereby permitted shall not be commenced until the construction of the drainage system is carried out in accordance with details submitted to and approved in writing by the Planning Authority.

Reason: To prevent pollution of the water environment.

- 2.4 The Section 106 Agreement could not be completed without the Environment Agency first withdrawing its objections as this would have had the effect of granting planning permission. The time for entering

into the Section 106 expired on 23 June 2007. Now that the Environment Agency have withdrawn their objections along with approving the conditions, the Committee is requested to grant three months from the date of the Committee's decision (until 18 March 2008).

Options considered

None.

Recommendation:

The additional conditions are considered to be appropriate and acceptable to ensure a satisfactory form of development. It is therefore recommended that the Committee agree to these additional conditions as set out above, and to the extension of time for completion of a Section 106 Agreement within 3 months of the date of the Committee's decision.

Financial Implications

There are no financial implications for the Development Management Committee's consideration.

Performance Issues

The proposed development will help improve the Council's performance in respect of new National Indicators NI 8 Adult participation in sport and NI 57 Children and Young Peoples participation in high quality PE and Sport.

Section 3 - Statutory Officer Clearance

Name: ...Sheela Thakrar...	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: ...17 th December 2007		
Name: ...Jessica Farmer...	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 17 th December 2007..		

Section 4 – Performance Officer Clearance

Name: ... Tom Whiting



Divisional Director
(Strategy and
Improvement)

Date: 17th December 2007..

Section 5 - Contact Details and Background Papers

Contact: Graham Jones

Background Papers:

Officer's Report to the Strategic Planning Committee on 24 March 2007

Minutes of the Strategic Planning Committee of 24 March 2007