

DELEGATED

**AGENDA NO. 7
PLANNING COMMITTEE**

DATE 12th December 2007

**REPORT OF CORPORATE DIRECTOR
OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

(A) 07/2730/FUL

Bede Sixth Form College, Hale Road, Billingham

**Erection of 3 no. storey education facility with associated car parking
(demolition of existing building)**

Expiry Date: 28 December 2007

(B) 07/2731/FUL

**Erection of 2 No. Storey sports centre adjacent to proposed educational facility
including all weather pitch at Bede Sixth Form College, Hale Road, Billingham**

Expiry Date: 31st December 2007

UPDATE REPORT

This application updates the report for agenda item 7 and relates to both applications. It sets a summary of the responses received to date from Sport England and Councillor Cunningham. Furthermore it gives notice that landscaping plans and drawings amending the location of playing pitches have been received.

Representations and Consultation Responses

Councillor A Cunningham

Councillor Cunningham has no objection to application number 07/2731/FUL (Sports Centre)

Sport England (summarised)

The site forms part of, or constitutes a playing field as defined in 1996 Statutory Instrument No 1817, in that the land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.4 hectares or more.

Sport England aims to ensure that there is an adequate supply of quality pitches to satisfy current and estimated demand for pitch sports within the area. Policy seeks to protect all parts of the playing field from development and not just that which, for the time being, are laid out to pitches.

The proposed new buildings are to be erected on a playing field. Once the new buildings are finished and the students decanted, the former buildings are demolished and cleared land made into playing field.

This proposal involved the loss of 5,000 sqm of playing field to this development however the proposal includes a number of sports facilities in mitigation for the loss of playing field including:

- Synthetic Sports Turf
- 4 court sports hall
- indoor climbing wall
- 7 no changing rooms
- fitness suite

Given the above, Sport England is satisfied in principle the proposal meets one of the exceptions of policy in that

The proposed development is for an indoor or outdoor sports facility, the provision of which would be sufficient to outweigh the detriment caused by the loss of the playing field or playing fields.

Technical and community availability are the two most pertinent issues here. The applicant has confirmed that the new sports facilities are open for community use,

With regard to technical suitability, the only significant concern is the lack of floodlighting. A planning condition is therefore recommended in respect of floodlighting. Furthermore, conditions in respect of an assessment of ground conditions, including drainage and topography and the standard of finish of the playing fields are requested. A condition in respect of the details of the synthetic pitch and community use are also required.

In light of this, it is considered that this lack of fundamental information would warrant refusal of planning permission on this ground

Matters Arising

Flood Risk

Further information has been received from the applicant in respect of finished floor levels. Matters relating to Sequential Test and Exceptions Test are unresolved, and it is likely that discussions will be held shortly with the applicant and the Environment Agency in this respect.

Site Layout and Landscaping

On 11th December details of proposed landscaping for both sites, and a revised layout of playing pitches have been received.

The revised layout of the playing pitches shows the Sports Centre and Synthetic pitch in their original position, with two smaller pitches replacing the large and small pitch in the southwest corner of the site. The larger pitch in the southwest remains.

The amended layout plan will be sent out to consultation and neighbours will be notified. The landscaping plans do not relate to the current amended layout, and there is therefore little point in distributing those details.

Protected Species

The applicant has not responded in respect of protected species.

CONCLUSION AND RECOMMENDATION

That the responses received do not alter the conclusion of the main report.

Director of Development and Neighbourhood Services

Contact Officer: Jane Hall

Telephone No.: 01642 528556

Email Address: jane.hall@stockton.gov.uk

Financial Implications

None

Environmental Implications

None

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications

None

Background Papers

Adopted Stockton on Tees Local Plan (June 1997)

Planning Policy Statement 1 Delivering Sustainable Development

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Guidance Note13: Transport

Planning Policy Guidance Note 17 Planning for Open Space, Sport and Recreation

Planning Policy Statement 25 Development and Flood Risk

Planning Application Reference Numbers 07/2370/FUL & 07/2371/FUL

Ward and Ward Councillors

Ward	Eaglescliffe
Ward Councillor	Councillor A Lewis
Ward Councillor	Councillor J. A. Fletcher
Ward Councillor	Councillor Mrs M. Rigg