

**DEVELOPMENT CONTROL AND REGULATORY BOARD****30th May 2024****REPORT OF THE CHIEF EXECUTIVE****COUNTY MATTER****ADDENDUM****APP.NO. & DATE:** 2023/2353/02 (2023/Reg3PSI/0133/LCC)

**PROPOSAL:** Construction of a 2-storey teaching block comprising of 10 classrooms, 3 seminar rooms, 1 library, a post 16 study centre and associated staff and student facilities. The works include the provision of a lock up container for the storage of PE equipment and male and female changing facilities on the perimeter of the playing fields.

**LOCATION:** Iveshead School, Forest Street, Shepshed, Leicestershire, LE12 9DB

**APPLICANT:** Leicestershire County Council – Children and Family Services Department

**Playing Field Provision**

1. Following publication of the Officer's report, the applicant has proposed an increased surface area of the proposed upgrades to the disused ashlar play area. The measurements originally provided within the report were approximately 3,640m<sup>2</sup>, as noted within paragraphs 46, 75, and 80 of the main report. It is now proposed that 3,696m<sup>2</sup> of playing field would be provided within this location. Therefore, given the proposed development would result in the loss of approximately 3,690m<sup>2</sup> of associated playing field space, there is now an overall gain of 6m<sup>2</sup>. This means the proposal is now considered compliant with the relevant policies regarding the provision of an equal or greater quantity of playing field provision. However, as Sport England has yet to review these updated plans, their objection still stands, and the original recommendation is unchanged.

**Condition 8**

2. The inclusion of Condition 8 regarding visibility splays is to be removed as following publication of the report, the Local Highways Authority has further reviewed the condition and note that the splays are contained entirely within the extents of the adopted public highway. Therefore, it is considered that these can be achieved without the need to impose a planning condition upon the applicant. Notwithstanding such, it is still considered that these splays are

achievable, and the access would be appropriate for the proposed development.

Conditions 2,19,20 and 21

3. Following publication of the Officer's report, the Lead Local Flood Authority (LLFA) provided an updated response stating the applicant had satisfied the LLFA's requirements for the imposition of conditions relating to surface water management and maintenance (19, 20 and 21) after the submission of further documents outlining the proposed surface water management measures and their maintenance. Therefore, these conditions are to be removed. Condition 2 is to also be updated, as below, to include the pertinent surface water documentation;

"2. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application documents and the following plans:

- a) Drawing no. M00515-A&A-XX-XX-DR-A-0101 Rev S2-P01, titled 'Site Location Plan', dated 07/09/23;
- b) Drawing no. M00515-AGA-01-ZZ-DR-A-0103 Rev S1-P11 titled 'Site Plan – Relocated Plan Room' dated 27/10/23;
- c) Drawing no. M00515-AGA-01-00-DR-A-0117 Rev S4-P07 titled 'Ground Floor Plan', dated 27/10/23;
- d) Drawing no. M00515-AGA-01-01-DR-A-0118 Rev S4-P08 titled 'First Floor Plan', dated 27.10.23;
- e) Drawing no. M00515-AGA-01-ZZ-DR-A-0150 Rev S4-P011, titled 'Proposed Elevations', dated 08/03/24;
- f) Drawing no. M00515-AGA-ZZ-ZZ-DR-A-0104 Rev S1-P016, titled 'Existing Sport Pitch Area Lost', dated 16/05/24;
- g) Drawing no. M00515-AGA-01-ZZ-DR-A-0109 Rev S1-P03, titled 'PE Store and Changing Room', dated 17/05/24;
- h) Drawing no. M00515-AGA-01-ZZ-DR-A-0172 Rev S2-P01, titled 'Partial Elevation Library Exit', dated 23/11/23;
- i) Drawing no. M00515-AGA-01-ZZ-DR-A-0171 Rev S2-PO1 titled 'Partial Elevation Main Entrance', dated 23/11/23;
- j) Drawing no. M00515-AGA-ZZ-ZZ-DR-A-0102 Rev S1-P05, titled 'Sports Pitch Layout', dated 25/10/23;
- k) Drawing no. M00515-AGA-ZZ-ZZ-DR-A-0107 Rev S1-P02, titled 'External Areas', dated 28/11/23;
- l) Document Ref: M00515-AGA-XX-XX-RP-A-1003-P01 titled 'Design and Access Statement', dated 05/09/23;
- m) Drawing no. M00515-HSP-XX-XX-DR-C-0500 Rev P07 titled 'Drainage Strategy Planning Sheet 1 of 3, dated 31/10/23;
- n) Drawing no. M00515-HSP-XX-XX-DR-C-0501 Rev P07 titled 'Drainage Strategy Planning Sheet 2 of 3, dated 31/10/23;
- o) Drawing no. M00515-HSP-XX-XX-DR-C-0502 Rev P07 titled 'Drainage Strategy Planning Sheet 3 of 3, dated 31/10/23;
- p) Document titled 'Surface Water Management Plan Iveshead Phase 2', submitted under cover of email dated 05/03/24;

- q) Document titled 'Draft Drainage Maintenance Schedule', submitted under cover of email dated 18/04/24;
- r) Drawing no. M00515-HSP-XX-XX-DR-C-0007 Rev P01, titled 'Drainage Sections', dated 04/04/24
- s) Drawing no. SHE-0057-2000-2000-2000, titled 'Design\_Drawing', dated 04/04/24;
- t) Drawing no. SHE-0057-2000-2000-2000, titled 'Hydraulic\_Charecterisitcs ', dated 04/04/24;
- u) Drawing no. M00515-HSP-XX-XX-D-C-0010 Rev P03, titled 'Proposed Levels', dated 31/10/23."

*Reason: For the avoidance of doubt as to the development that is permitted.*

### Condition 23

4. It is noted that the inclusion of 'pricing policy' within Condition 23 is not considered necessary in accordance with the six requirements for planning conditions as set out in paragraph 56 of the NPPF. Therefore, it is proposed that Condition 23 shall now read as below;

"23. Prior to occupation, a final Community Use Agreement (CUA) shall be submitted to, and approved in writing by, the County Planning Authority. The CUA shall apply to the upgraded ashlar playing field and changing room facilities, shall include details of ~~pricing policy~~; hours of use; access by non-educational establishment users; management responsibilities; and a mechanism for review. The development shall not be used otherwise than in strict accordance with the approved agreement.

*Reason: To secure a well-managed safe community access to the sports facility to ensure sufficient benefit to the development of sport and to accord with Policy CS15 of the CLPCS".*

### **Officer to Contact**

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