

Delegated Report

Planning Application

Planning Application No: 20231012

Location: Former Fleet Leisure Nelson Road Northfleet Gravesend

Description: Application for the approval of conditions 17, 18, 20 and 22 attached to planning permission reference number 20200001 relating to details of (17) community use agreement, (18) management and maintenance scheme for the facility, (20) external facing materials and (22) waste management and refuse.

Applicant: Mr Nathan Bullas, EUFC Ltd

Procedural Matters

The conditions being considered within this application are conditions 17, 18, 20 and 22 only. This was agreed verbally with the agent on 02.11.23. This does not affect the determination of this application.

Submitted Documents/Plans

- Application Form;
- Supplementary Information - Kedbull Community Use Agreement (Condition 17);
- Supplementary Information – Kedbull Leisure Code of Conduct Guidelines (Condition 17);
- Supplementary Information – Management and Maintenance Scheme for the Facility (Condition 18);
- Supplementary Information – Additional Information (Condition 18) (agent email received on 02.11.23);
- Supplementary Information – Materials and Surface Treatments (Condition 20) ;
- Supplementary Information – Additional Information – Windows and Doors (Condition 20) (agent email received on 02.11.23)
- Supplementary Information – Refuse Plan (Condition 22);
- Drawing No. 21030/Sk2 Rev H – Site Plan – Proposed (Condition 22); and
- Drawing No. SC/1706/101 REV A – Details of Bin and Bike Stores (Condition 22).

Plan Note

The document; *Supplementary Information – Refuse Plan* contains a site plan which is *REV F* of *Drawing No. 21030/Sk2*. This has been superseded by *Drawing No. 21030/Sk2 REV H*, as listed above. Additionally, the *Supplementary Information - Kedbull Community Use Agreement* is dated 1st July 2023. This is considered to be erroneous as the document has been revised since 1st July 2023.

Relevant Planning History

20200001 - New sports facility comprising mixed sized football pitches, including artificial playing pitches, new clubhouse, play area, associated parking and lighting. **Permitted 29.07.2020**

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places

Consultations, Publicity and Representations

Consultees

GBC - Leisure Services

Sufficient information submitted to discharge Condition 17 and 18. No objection

GBC – Waste Management

I have reviewed the attached documents and I am happy with the refuse and recycling provisions that have been put in place.

Officer's Analysis

17. Community Use Agreement

No relevant part of the development or phase of development shall commence, or in accordance with a timetable agreed by the Local Planning Authority, until a full community use agreement has been prepared in consultation with Sport England and the Local Planning Authority and has been submitted to the Local Planning Authority for its approval. The agreement shall apply to the grass and 3G pitches and changing and other ancillary facilities and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement. For the avoidance of doubt the community use agreement shall include details of a code of conduct applicable to all users of the facilities and visitors to the site.

The following information has been submitted to discharge condition 17

- Supplementary Information - Kedbull Community Use Agreement (Condition 17)
- Supplementary Information – Kedbull Leisure Code of Conduct Guidelines (Condition 17)

- Application Form

The community use agreement provides a detailed guidance on how the use of the site will operate and covers all the information required in condition 17. See below extract.

Clauses		
1.	Recitals	2
2.	Definitions and Interpretation	2
3.	Aims	2
4.	Arrangements for Community Use	2
5.	Targets for Community Use	2
6.	Marketing and Promotion	2
7.	Management	2
8.	Financial Matters	2
9.	Monitoring and Review	2
10.	Duration of Agreement	2
11.	Authority	2
12.	No Variations	2
13.	No Agency	2
14.	Severability	2
15.	Waiver	2
16.	Non-Assignability	2
17.	Governing Law and Jurisdiction	2
	Schedule 1	2
	Schedule 2	2
	Arrangements for Community Use	2
	Schedule 3	2
	Management Committee	2
	Terms of Reference and Constitution [amend as required]	2

Gravesham Leisure Services have extensively reviewed the document and raise no concern with its contents. The submitted document will ensure that the site is run to a professional standard and will ensure the amenity of surrounding properties and of the wider community is protected.

It is considered that sufficient information has been received to discharged 17 and no further information is required.

Discharge Condition 17

18. Management and Maintenance Scheme for the Facility

Before the relevant part of the development or phase of development is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review and for the AGP's measures to ensure the replacement of the Artificial Grass Pitches within a specified period shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from the implementation of the relevant part or phase of the development as per the approved Phasing Programme.

The following information has been submitted to discharge condition 18

- Supplementary Information – Management and Maintenance Scheme for the Facility (Condition 18)
- Supplementary Information – Additional Information (Condition 18) (agent email received on 02.11.23)
- Application Form

Supplementary information additional information extract for condition 18:

A full-time groundsman is employer on site to look after the general upkeep of the site.

Their duties consist of:-

- 1) mowing the grass and lining the pitches;
- 2) keeping site clear and clear of any rubbish to all areas as well as drain gullies gutters. Emptying bins and putting same out for rubbish collection.
- 3) general maintenance works to future buildings as well as fencing.
- 4) Any remedial painting to previously painted surfaces including repairing and staining fencing.

NOTE:- very little paintwork will exist as all surfaces will be powder coated on metal.

The above information submitted has been reviewed by Gravesham Leisure Services who are satisfied that there is sufficient information to ensure that the future management and maintenance of the Facility will be safeguarded. No conflict with Policy CS19 (LPCS).

It is considered that sufficient information has been received to discharged 18 and no further information is required.

Discharge Condition 18

20. Submission of Detail of Materials and Surface Treatments

Notwithstanding the details shown in the approved drawings or other supporting documents no works in connection with any relevant phase or part of the development shall commence until full details including samples as necessary of the external facing materials and all external surface treatments shall be submitted for the approval of the Local Planning Authority; the development shall be carried out in accordance with the approved details before the first occupation of any relevant phase or part of the development.

The following information has been submitted to discharge condition 20

- Supplementary Information – Materials and Surface Treatments (Condition 20)
- Supplementary Information – Additional Information – Windows and Doors Condition 20) (Agent email received on 2.11.23, confirming Openings (windows & Doors) will be windows are to be aluminium frames finished in coloured 'anthracite' powder coated finish double glazed units and all designed to 'secure by design' standard.
- Application Form

The above information results in a detailed schedule of external facing material which matches the quality of the CGI images of the original approved plans. All materials are listed within the schedule of materials and includes images and links to manufacturer details. It is considered that no further information is

required and there is no conflict with Policy CS19 (LPCS).



It is considered that sufficient information has been received to discharge condition 20 and no further information is required.

Discharge Condition 20

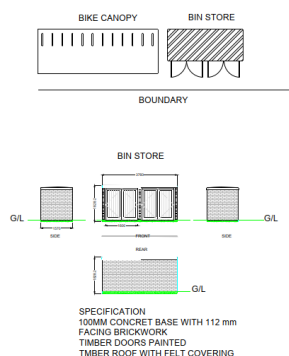
22. Details of Waste Management and Refuse

Notwithstanding the details shown in the approved drawings and other supporting documents no works in connection with any relevant phase or part of the development shall commence until full details of the waste management and refuse arrangements for storage and disposal of refuse/waste for the development shall be submitted for the approval of the Local Planning Authority; the development shall be carried out in accordance with the approved details before the first occupation of any relevant phase or part of the development and thereafter retained.

The following information has been submitted to discharge condition 22

- Drawing No. 21030/Sk2 Rev H – Site Plan Proposed;
- Drawing No. SC/1706/101 REV:-A – Details of Bin and Bike Stores;
- Supplementary Information – Refuse Plan (please note REV F of Drawing No. 21030/Sk2 has been superseded by REV H as listed above);
- Application Form

Below shows the location and elevations of the proposed bin store which is set in from the boundary of the site.



Gravesham Waste Services raise no objection to the location and size of the bin stores and consider the store will be sufficient for the development.

No conflict with Policy CS19 (LPCS) and it is considered that sufficient information has been received to discharged 22 and no further information is required.

Discharge Condition 22

Conclusion

Sufficient information has been submitted to discharge conditions (17) community use agreement, (18) management and maintenance scheme for the facility, (20) external facing materials and (22) waste management and refuse. The information provided does not conflict with local and national planning policy and approval is recommended.

Recommendation

Approval of conditions 17,18,20 and 22.

(For informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	3 rd November 2023	Dated:	3rd November 2023