



Delegated Report

Non-Material Amendment Application

Application no:	20211542
Location:	Nelson Road Sports Ground Nelson Road Northfleet Gravesend
Description:	Application for non-material amendment to planning permission reference 20200001 to allow relocation of artificial grass pitches.
Applicant:	Mr Nathan Bullas, EUFC Elite Ltd
Site Visit Date:	Desktop only

Site Description and Surroundings

The application site is a roughly square shaped area of land extending to some 4.52 hectares (11.2 acres) and being an existing sports ground last run by Fleet Leisure (formerly Bowaters/Scotts Sports) and which comprised a single storey/two storey Sports Club building on the west side of the ground near the entrance and adjacent to the rear gardens of dwellings in Snelling Avenue.

The sports ground dates from 1932. Prior to this the land was farmland.

Following the closure of Fleet Leisure in September 2013 the site has remained unused and the club building was unoccupied until a fire unfortunately destroyed it in 2017. The main clubhouse building had a footprint of approx. 60 x 20 metres being a rough estimate of the size and which included a single storey dancehall/social hall at the southern end and a two storey element at the other end used by club members and local residents who were offered membership. The hall could be hired out for private functions.

There was also a single storey timber building (17m x 12m) to the north east of the sports club building which provided changing rooms for sports activities but this too was fire damaged and has now been removed.

To the east of the changing rooms were former grassed tennis courts. Beyond that was a surfaced but not marked out area last used for parking but was previously hard surfaced tennis courts. Further to the east was a disused bowls green and club building enclosed by high hedging and Cypress trees. There were a couple of smaller storage and maintenance type buildings on other parts of the ground.

Car parking areas were spread on the site being within the wide entrance/access road from Nelson Road, to the west of the timber changing rooms, in front of the sports club building, along the wide tarmacked access leading to the bowls green and on the former hard tennis courts next to the former bowls green.

Just to the east of the parking area in front of the sports club were 4 small 5 a side floodlit artificial pitches. These were enclosed by fencing. They were lit by 6 x 13m approx. high floodlighting columns. These were added in circa 2010.

An additional 3 similar lighting columns were erected in the grassed playing field area to the east, with the intention of providing an additional 4 small 5-a-side floodlit artificial pitches.

It is difficult to accurately advise on measurements of the existing facilities and distances from boundaries as the submitted plans in 2007 were not to scale; however it is estimated that the existing court area was

about 42m by 60m and therefore if the additional courts had been constructed at the time and to the position of where the other existing lighting columns are located it would have meant a pitch area of about 84m by 60m.

The remainder of the Fleet Leisure site comprised a grassed area which could accommodate at least 2 standard sized 11-a-side football pitches and a training area or possibly a junior sized pitch.

The extract below from an aerial photograph shows the layout of the site in 2008 prior to the installation of the artificial pitches and floodlighting. There were at that time 3 full sized grassed football pitches and 2 smaller pitches on the site.



The only access to the site for both vehicles and pedestrians is from Nelson Road to the north and being a gated access on to what is a residential street of two storey Victorian terraced dwellings either side.

Nelson Road is a narrow residential street with two-way movement restricted due to heavy on street parking either side of the road. It is nevertheless a bus route (Arriva route 481 - Riverview Park Gravesend to Bluewater).

The rear gardens of the dwellings on the south side of Nelson Road forms the northern boundary to the Fleet Leisure ground.

To the east the site is bounded by the rear gardens of two storey semi-detached dwellings (mainly Council owned) in Snelling Avenue and similarly to the south in Struttons Avenue where there is a mix of two storey terraced and semi-detached dwellings

To the east the site is bounded by the rear gardens of principally Local Authority two storey terraced and semi-detached dwellings in Harden Road and Newton Abbot Road as well as some more recent bungalows in Field Court built on a former Council lock-up garage site.

The aerial photograph below shows the layout of the site in 2013 just before closure and showing the location of the artificial playing pitches and floodlighting.



Work will soon commence on the implementation of a planning permission that was granted in July 2020 for a new sports facility redeveloping the whole site and comprising mixed sized football pitches, including artificial playing pitches, new clubhouse, play area, associated parking and lighting.

Planning History

The following table sets out the most relevant planning history

Ref No	Description and Site	Decision	Date
20200001	New sports facility comprising mixed sized football pitches, including artificial playing pitches, new clubhouse, play area, associated parking and lighting.	Permission	29.07.2020
20210855	Application for approval of conditions 3 and 4 of planning permission reference number 20200001 relating to condition (3) Phasing of development and Condition (4) Code of Construction and Management Plan.	Approved	29.07.2021
20210983	Application for approval of condition 7 (i) attached to planning permission reference number 20200001 relating to Archaeological field evaluation.	Approved	20.09.2021

20211251	Application for approval of conditions 8, 9, 20, 21, 23 and 32 attached to planning permission reference number 20200001 relating to drainage strategy including Foul and Surface Water Sewerage Disposal and SUDS, details of materials and surface treatments, details of boundary treatments, details of children's play area and scheme under Section 278 Agreement for Access/Highway Works.	Undetermined	
20211542	<i>This Application</i>		
20211577	Application for non-material amendment to planning permission reference number 20200001 to allow addition of plant room to the scheme, removal/reconfiguration of the windows/doors and increase of 500mm to the scheme to allow for services to fit.	Permission	19.01.2022

For a recital of the full planning history (including all pre-application enquiries) relating to this application site please see the planning committee report 22.07.2020 re ref 20200001

Proposal

The current planning application is described as:

Application for non-material amendment to planning permission reference 20200001 to allow relocation of artificial grass pitches.

Submitted Plans/Documents

Application Form;

Planning Statement from GCP Chartered Architects dated 22.1.21 (ref 21030 - 6.1)

Drawing No 7875 CCL-PL Rev 00: Proposed Pitch Layout (Comparison between Approved and as Proposed) by Churngold Construction Ltd;

Drawing No 21030-Sk2 Rev E: Proposed Site Plan (Showing overlay between approved layout as per original drawing no 710-PD01- P16 and current proposed layout)

Drawing No 21030-Sk2 Rev F: Proposed Site Plan (As now Proposed)

Details of Application

It is stated in the application form that:

Relocation of artificial grass pitches is due to extensive cut and fill required to deliver the currently approved layout. The new proposal also avoids the need to retain the pitches, and unnecessary removal of a number of trees aligning the southern boundary corner.

In an additional statement that was requested subsequent to the submission it was stated:

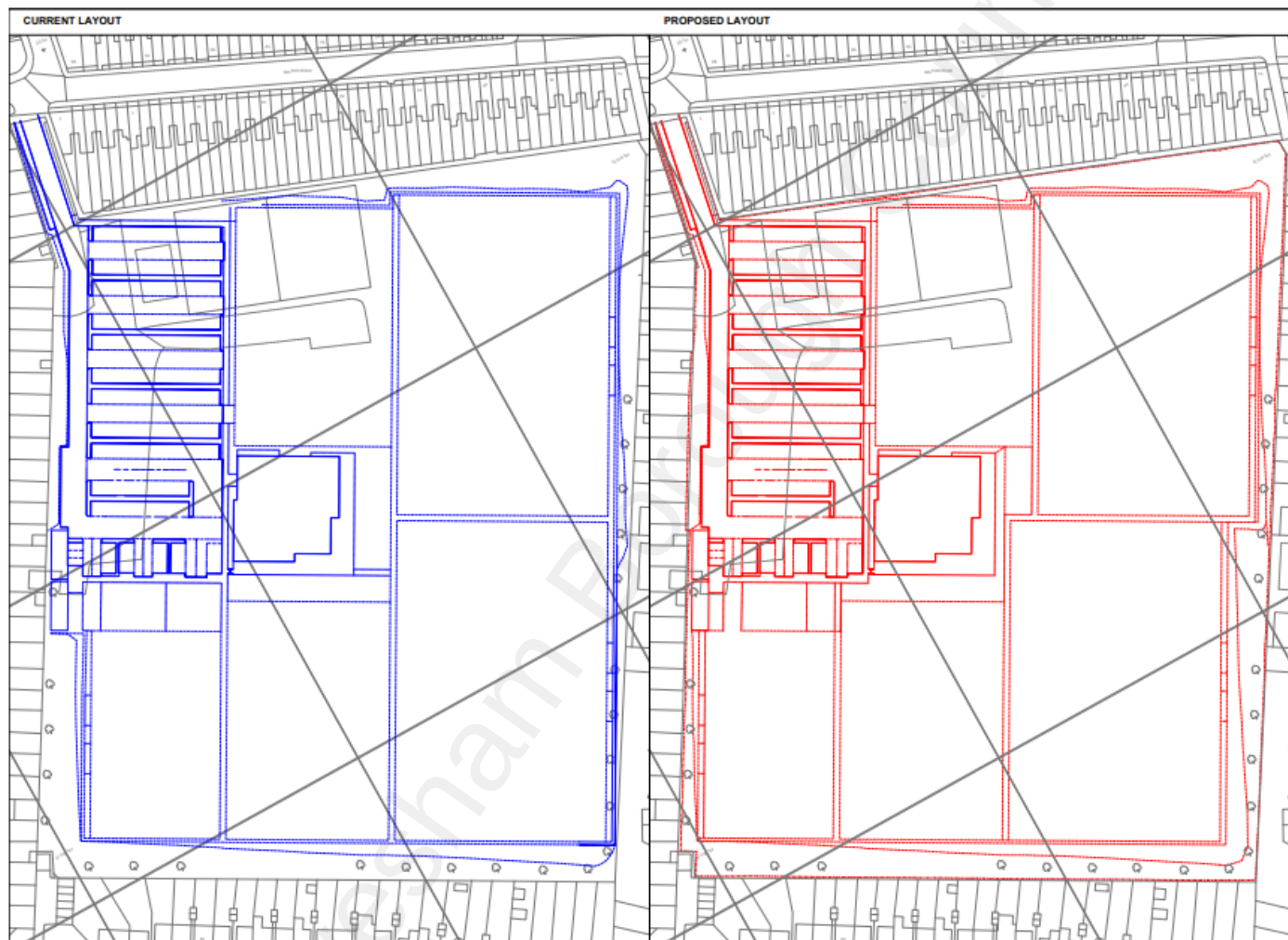
The request to relocate the Artificial grass pitches is driven by the detailed analysis carried out following the topographical survey and a recent study of the existing and proposed ground level by the contractor's groundworker, Churngold.

To avoid the large retaining wall currently proposed to the south-eastern boundary edge and the unnecessary removal of the trees along that boundary edge, the proposal would be to move the Artificial Grass Pitches towards the north-western boundary. The proposal presented is to move the 11v11 AGP in an NW direction by approx. 9000mm as detailed on the Drawing No 21030-Sk2f-Proposed Site Plan submitted within the NMA application.

We are also proposing to omit the two approved 7v7s AGPs (centre right of the plan) to a single 9v9, as this helps to reduce the resulting shift of the 5v5 pitches to the north-western boundary by just over 2600mm.

We feel these amendments will avoid the huge cost of the retaining wall, removing a potential health and safety risk whilst significantly reducing the disposal from the site thus saving transport disruptions to the local area and neighbours. The proposed amendments will also avoid the removal of trees and wildlife, whilst not negatively impacting the surrounding neighbours, as most of the pitches are relocated further from the properties, particularly the main pitch as it moves away from proximity to houses in Harden Road and Field Court.

The contractors (Churngold Construction Ltd) plan below submitted with this application shows a side by side comparison between what was approved in terms of the pitch layout (blue) and what is proposed as the new pitch layout (red).



A superimposed drawing from the applicants is included in the analysis section of this report.

Development Plan and other Relevant Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.¹

¹ See the Judgement in the Court of Appeal on R(on the application of William Corbett) and The Cornwall Council and others [2020] EWCA Civ 508 at <https://www.bailii.org/ew/cases/EWCA/Civ/2020/508.pdf>

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014);*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994); and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

There are a number of other planning policy documents which are of some relevance to the consideration of planning applications and are material considerations, including national planning advice and guidance in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), and supplementary planning guidance and where they exist neighbourhood plans. There are currently no relevant neighbourhood plans.

Previous decisions on planning applications and appeals relating to the site and relevant case law etc. are also capable of being material considerations.

Local Planning Guidance

Gravesham Local Plan Core Strategy, September 2014

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The development site is shown as being within the **urban area** (Policy CS02) in the Gravesham Local Plan Policies Map.

The most relevant policies from the adopted Core Strategy in relation to this development are as follows:

Core Strategy Policy CS01: Sustainable Development
Core Strategy Policy CS02: Scale and Distribution of Development
Core Strategy Policy CS10: Physical and Social Infrastructure
Core Strategy Policy CS11: Transport
Core Strategy Policy CS12: Green Infrastructure
Core Strategy Policy CS13: Green Space, Sport and Recreation
Core Strategy Policy CS18: Climate Change
Core Strategy Policy CS19: Development and Design Principles
Core Strategy Policy CS20: Heritage and the Historic Environment

Gravesham Local Plan First Review 1994

The Gravesham Local Plan First Review was originally adopted in November 1994.

A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

Saved policies contained in the Gravesham Local Plan First Review should still be accorded significant weight, albeit that the weight accorded should be greater where policies are consistent with the National Planning Policy Framework (NPPF, paragraph 219).

Those Local Plan First Review policies that remain in force are listed in Appendix 1 of the Local Plan Core Strategy. The remaining saved policies will be replaced following the adoption of the Site Allocations and Development Management Policies Development Plan Document.

The following remaining saved policies are relevant to the consideration of this application:

Policy T1: Impact of Development on the Highway Network
Policy T5: New Accesses onto Highway Network
Policy P3: Vehicle Parking Standards
Policy TC7: Other Archaeological Sites

Review of Local Plan

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform to the National Planning Policy Framework (2021), the Council will also seek to replace these.

Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF, policies in this document may be accorded weight in the decision making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this pre-application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy INF 2: Transport Design Principles;
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts;
Proposed Policy INF 4: New Accesses and Junctions;
Proposed Policy INF 5: Electric Vehicle Charging Points;
Proposed Policy GI 6: Biodiversity;
Proposed Policy FW 4: Managing Waste Water Drainage;
Proposed Policy FW5: Managing Surface Water Drainage;
Proposed Policy AM 3: Light Pollution;
Proposed Policy AM 4: Sunlight and Daylight within New Development;
Proposed Policy AM5: Noise and Vibration;
Proposed Policy HER 4: Archaeology;

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) July 2021, is a material consideration.

At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11) which means approving development proposals that accord with the development plan without delay and where there are no relevant development plan policies or where the policies are out of date planning permission should be granted unless policies of the Framework provide a clear reason for refusing the development such as where land is designated as Green Belt or any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF taken as a whole.

The NPPF includes (in paragraph 8) three overarching objectives to achieving sustainable development:

- An economic objective;
- A social objective; and
- An environmental objective.

The following paragraphs are specifically highlighted as being of importance to the consideration of the development proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered.

Section 2, Paragraphs 7 - 14: Achieving sustainable development
 Section 4, Paragraphs 38 - 59: Decision Making
 Section 8, Paragraphs 92 - 101: Promoting healthy and safe communities
 Section 9, Paragraphs 102 - 111: Promoting Sustainable Transport
 Section 12, Paragraphs 126 - 136: Achieving well-designed places
 Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change
 Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment
 Section 16, Paragraphs 189 - 208: Conserving and Enhancing the Historic Environment

The National Planning Practice Guidance (NPPG)

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF.

It contains guidance on assessing housing need; design (Design: Process and Tools); public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things.

The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It outlines the six tests.

The National Design Guide 01 October 2019

The National Design Guide (Planning practice guidance for beautiful, enduring and successful places) sets out ten characteristics of well-designed places based on planning policy expectations and is illustrated by projects that demonstrate good practice. It should be read alongside the separate planning practice guidance (NPPG) on design process and tools.

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this application:

Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
 Adopted Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)

Other Relevant Council Documents

Also of relevance are the published Gravesham Open Space, Sport & Recreation Assessment, Strategy &

Action Plan which has two components being the technical based assessments and the Strategy/Standards.

Of particular relevance are:

- Knight, Kavanagh & Page GBC Open Space Assessment Report, April 2016
- Knight, Kavanagh & Page GBC Open Space Standards Paper, August 2016

The above documents provide strategic evidence on what open space, sports and recreational provision is needed within Gravesham and will be used to inform the development of planning policies, including the need for supplementary planning documents. This is carried out in order to inform future planning application decisions and future corporate/strategic development opportunities as and when they arise.

Consultations, Publicity and Representations

Internal Consultations

GBC Leisure and Resilience Manager

With regards to the non-material amendment regarding the relocation of the artificial grass pitches, the Leisure Team is comfortable with the overall approach; which slightly increases the distance from the neighbouring properties along Harden Road/Field Court and unifies the artificial pitch development line as a whole along the length of Struttons Avenue, as opposed to the original staggered outline of pitches.

Ward Councillors

No comments received

External Consultations

None undertaken

Publicity

No publicity necessary for a non-material amendment type application

Planning Analysis and Assessment

Introduction

A planning application (200200001) was originally submitted to the Borough Council at the beginning of January 2020 and was eventually reported for decision to the Council's Planning Committee meeting on 22 July 2020, where Members resolved, subject to the imposition of numerous planning conditions, to grant planning permission for a new sports facility comprising mixed sized football pitches, including artificial playing pitches, new clubhouse, play area, associated parking and lighting.

The officer report concluded:

The site at Fleet Leisure provides a much needed open space for this urban area and the former sports and social club is regarded by local residents as an important local leisure facility.

The current proposals seek to reinforce the continuing use of the site for sport and social activities and do not conflict with the authorised use of the site or the general planning principles at a local level as set out in Policy CS12 (Green Infrastructure) of the Gravesham Local Plan Core Strategy that indicates that all green spaces contribute to the green infrastructure network and that the multifunctional network of green spaces will be created, protected, enhanced and maintained and Policy CS13 (Green Space, Sport and

Recreation) that indicates that the Council will seek to make adequate provision for and protect and enhance the quantity, quality and accessibility of green space in accordance with an adequate up to date and relevant evidence base.

The proposals also conform to the Council's objectives for the site as set out by the Council's Cabinet and Full Council with the clear focus still on the continuation of the site as a destination for the playing of football...

...In terms of the assessment of the impact of the development the key considerations, beyond the form and principle of the development, have been:

- The design and location of the clubhouse building;
- The proximity of the pitches to nearby residential properties including the extended hours of use due to more extensive artificial playing pitches;
- The levels of floodlighting and how this might best be mitigated including the height and location of boundary fences and landscaping to reduce light pollution and noise;
- Highway impacts including the levels of car parking and potential increased traffic generation; and
- Landscaping, tree and ecological impacts and other material considerations

These matters have been carefully considered during the processing of the application and additional technical information, where necessary, has been sought. There are no overriding adverse consultation comments to the development which is considered to be overall policy compliant with national (NPPF) and local planning policy (Core Strategy and saved Local Plan policies).

There have been only limited neighbour objections in response to the wide publicity given to the proposals and the pre-submission exhibition of the proposals and the positive involvement at an early stage locally from ward councillors has assisted in identifying and addressing neighbour concerns and potential issues relating to the proposed development of the site.

The recommendation to the Planning Committee is therefore on balance for PERMISSION subject to conditions. It is recognised that the development is likely to take place on a phased basis with the prospect of an early start being made to bring back into use the playing pitches and with the new artificial pitches in advance of the new clubhouse building and that the decision and accompanying planning conditions will need to reflect this.

Subsequent to the permission, an application was approved in 2021 for part approval of condition 7 relating to an archaeological field evaluation and a further application approved re the discharge of conditions 3 and 4 relating to the phasing of development and code of construction. A further application to discharge various other conditions relating to drainage strategy, details of materials and surface treatments, details of boundary treatments, details of children's play area and scheme under Section 278 Agreement for Access/Highway Works is still pending.

There is also an application for a separate non-material amendment to include an addition of plant room to the scheme for the main clubhouse building and a minor increase in size to allow services to fit, which has now been permitted.

Current Proposal

This is an application for a non-material amendment to amend the size and nature of the artificial pitches. As the principle of the development has already been accepted at committee level it is not necessary to consider this issue but to consider whether indeed the amendments can be considered as non-material or whether they have any impact particularly in relation to neighbour properties that surround the site.

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme - what may be non-material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The plan below shows the proposed amended site layout superimposed on the approved layout (the approved layout drawing no 710-PD01- P16 has been updated by drawing no 21030-Sk2 Rev F as

prepared by new architects acting for the applicants).



The revised layout moves the 11v11 artificial grass pitch (AGP) further away from the boundary to the east with Harden Road and Field Court by 0.93m and as indicated in the applicants submission avoids the need for a retaining wall but also preserves the tree screen on the boundary of the site.

It is agreed that this is a significant benefit to local amenity as the original officer committee report had highlighted some concern at the proximity of the pitch to the properties on that boundary.

Conversely the pitch in the south west corner (7v7 AGP or 2no 5x5 AGP's) would be slightly closer to the rear gardens of properties in Struttons Avenue and Snelling Avenue by 0.66m and 0.26m respectively but there is still a slight reduction of the 9v9 pitch and also the 11v11AGP to move by 0.18m from the rear gardens of many of the dwellings that adjoin the site in Struttons Avenue. This is still offset by the gains to the other boundary both in terms of amenity, biodiversity and providing maturity in the retention of the existing tree cover.

In this case it is considered that the changes are minor and can be accepted as being non-material and can be supported as not impacting on the overall amenity of the site or materially impacting on neighbouring properties.

Conclusions and Balancing Exercise

Having considered all material issues and considered the development in the round it is considered that the amendments as proposed and being to allow relocation of artificial grass pitches, pursuant to the planning permission granted under ref 20200001 on 29.07.2020, can be considered as non-material and are considered acceptable in replacement for the originally approved plans and can be APPROVED subject to

informatives.

Recommendation:

Approval of a Non-Material Amendment subject to informatives

Planning Conditions

None

INFORMATIVES

1 EXTENT OF THE APPROVAL

Pursuant to the procedure introduced under s.96A of the Town and Country Planning Act 1990 the Local Planning Authority has determined that the amendments to the planning permission under reference 20200001, and being to allow the minor relocation of the artificial grass pitches, would constitute a non-material amendment such that a separate planning application for the works would not be required.

This decision notice should be read in conjunction with the planning permission (reference 20200001) granted planning permission on 29 July 2020 and has the effect of altering condition 2 and informative 1 of 20200001 only insofar as it references the originally approved drawings and documents.

For the avoidance of doubt the approval does not amend any other part of that permission or discharge any of the other planning conditions attached to that permission, subject to those conditions still subsisting or capable of taking effect.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the approved documents and drawings are:

Application Form;

Planning Statement from GCP Chartered Architects dated 22.1.2.21 (ref 21030 - 6.1)

Drawing No 7875 CCL-PL Rev 00: Proposed Pitch Layout (Comparison between Approved and as Proposed) by Churngold Construction Ltd;

Drawing No 21030-Sk2 Rev E: Proposed Site Plan (Showing overlay between approved layout as per original drawing no 710-PD01- P16 and current proposed layout)

Drawing No 21030-Sk2 Rev F: Proposed Site Plan (As now Proposed)

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance, necessary revisions were identified and made to the proposal, at which point it was able to be given permission.

Case Officer:	Mr Peter Price	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18 January 2022	Dated:	20 January 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20211542 - Delegated Report - Former Fleet Leisure Nelson Road - NMA re pitches