



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 3 June 2021 that was received after the Agenda was published.

S20/2201

Proposal: Demolition of existing pavilion, erection of new sports centre, change of use of agricultural land to sports pitch, installation of 2 replacement sports pitches and floodlights, and alteration to access

Site Address: Stamford Junior School, Kettering Road, Stamford

Summary of Information Received: Following publication of the agenda, the proposed conditions in the main agenda were reviewed by the case officer in discussion with Peterborough City Council and the applicant. This has resulted in several amendments to the proposed schedule of conditions as detailed below. This was done to ensure consistency between the recommendations, as the application site sits over both administrative boundaries and is subject to a planning application to both authorities.

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans and documents:
 - Location Plan drawing no. 240011-PUR-00-XX-DR-A-1000
 - Proposed Block Plan drawing. no. 210011-PUR-00-XX-DR—A-2000 rev P02
 - Site Plan Proposed drawing. no. 240011-PUR-00-XX-DR-A-2001 rev P04
 - Proposed Elevations drawing. no. 24011-PUR-00-XX-DR-A-2020 rev P03

- Proposed Elevations with colour rendering drawing. no. 24011-PUR-00-XX-DR-A-2021 rev P02
- Proposed Site Sections drawing. no. 7060__120_DR
- Proposed Ground Floor Plan drawing. no. 24011-PUR-00-XX-DR-A-2010 rev P03
- Roof Plan Proposed drawing. no. 24011-PUR-00-XX-DR-A-2011 rev P03
- Proposed Sections drawing. no. 24011-PUR-00-XX-DR-A-2030 rev P03
- AGP Cut and Layout Plan drawing. no. SES-SSL-XX-ZZ-DR-A-01 rev 02
- AGP Layout Plan drawing. no. SES-SSL-XX-ZZ-DR-A-02 rev 00
- Landscape Proposals Vegetation Retention and Removals drawing. no. 7060_101_DR
- Landscape Proposals General Arrangement drawing. no. 7060_110_DR
- AGP Elevation drawing. no. SES-SSL-XX-ZZ-DR-A-03 rev 00

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before development is commenced

- 3 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The Construction Management Plan and Method Statement shall include:

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

- 4 Notwithstanding the submitted plans, the permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to 14 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development must not be brought into use until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

- 5 Before any development above dpc, the application shall include details demonstrating how the proposed scheme would comply with the requirements of Local Plan Policy SB1. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings; and details of water efficiency.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first use of the development hereby permitted.

Reason: To ensure the development mitigates and adapts against climate change in accordance with Local Plan Policy SB1.

- 6 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

The development must be carried in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 7 Before any development is commenced, a scheme for biodiversity mitigation and enhancement must have been submitted to and agreed in writing by the local planning authority. The scheme shall include any recommendations following the further surveys recommended by the BJ Collins ecological constraints report April 2021 which must be first completed:

- bats (roosting and foraging/commuting)
- breeding birds

The scheme shall include a plan identifying the location of any mitigation and enhancement measures, along with a detailed schedule (and technical details as relevant) for each of the measures proposed. The required biodiversity mitigation and enhancement measures shall be completed in full, in accordance with the agreed scheme.

Reason: This condition is necessary in order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species.

- 8 Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:

- i. removal of earth,
- ii. storage of materials,
- iii. vehicular movements or
- iv. siting of temporary buildings

shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Local Plan Policy DE1.

- 9 Notwithstanding the submitted details, before any development above dpc is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. proposed finished levels and contours;
- ii. means of enclosure;
- iii. other vehicle and pedestrian access and circulation areas;
- iv. hard surfacing materials.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

During construction

- 10 Notwithstanding the submitted details, before any soft landscaping works are commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans;
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 11 Before any of the works on the external elevations for the building(s) hereby permitted are begun, details of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 12 The development must be implemented in accordance with the recommendations within the approved Noise Impact Assessment as follows:

- All perimeter fencing is fixed to support posts with a neoprene isolator installed to fully isolate the panels from the posts;
- The applicant constructs a 1 metre high earth bund with a 2.5m high solid timber fence to the southern boundary.

Reason: To protect the residential amenity of neighbouring property occupiers in accordance with Local Plan Policies DE1 and EN4.

Before the development is brought into use

- 13 Before any part of the development hereby permitted is brought into use, the external surfaces shall have been completed in accordance with the approved details, as required under condition 11.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 14 Before the end of the first planting/seeding season following the first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 15 Before any part of the development hereby permitted is brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing conditions

- 16 The floodlighting hereby permitted shall be maintained and operated in accordance with the approved floodlighting details in perpetuity and not operated beyond 9pm on any day of the week.

Unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenities of the area and in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

- 17 Within a period of five years from the first use of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 18 Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or any order amending, revoking or re-enacting that order), the sports centre building hereby approved shall not be used other than for sport, exercise and education or any other ancillary uses.

Reason: A change of use to a use other than those specified would require further consideration by the Local Planning Authority.

- 19 Community access to the all weather pitches and sports hub building shall be implemented in accordance with the 'Kettering Road Sports Centre Community Use Statement'.

Reason: To promote community access to the facilities for local clubs and groups, in accordance with Local Plan Policy SP6.