

Urgent Update Planning Committee 15 December 2022

Item 15 pages 36 - 55

The Cornwallis School, Hubbards Lane, Boughton Monchelsea, Maidstone, Kent Application 22/503920/FULL

Page 44 paragraph 5.04 add the following comments from Sport England

No objection subject to strict adherence to the planning conditions outlined that require

- the new cricket non turf pitch (NTP) and outfield to be provided before first use of the approved artificial grass pitch
- a restriction on hours of use,
- adherence to an approved community use agreement
- certification that the Artificial Grass Pitch meet FIFA standards and is registered with the Football Association and
- adherence to an approved Management and Maintenance Scheme

After considering the Maidstone Borough Council's 2018 Playing Pitch Strategy (PPS), Maidstone Local Football Facility Plan (LFFP) and consultation with the Football Foundation on behalf of the County FA a need for an additional 3G pitch has been identified with a significant increase in affiliated team numbers highlighted in the Borough since the LFFP was prepared of 44 teams.

Sport England conclude that the exception test (applied when the loss of a playing field is proposed) has been met. The exception test says the playing field loss will be acceptable where *'The proposed development is for an ... outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'*

Page 55 Condition 9 amend the condition as follows:

~~The artificial grass pitch and the floodlighting hereby permitted shall only be in use between the hours of 0800hrs to 2200hrs Monday to Friday, and between the hours of 0800 to 1800hrs on Saturdays, Sundays and Bank Holidays. Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers.~~

The Artificial Grass Pitch and its associated sports lighting shall not be used outside the hours of:

- a) 08:00 and 22:00 Monday to Friday; 08:00 and 18:00 on Saturday; and
- b) 08:00 and 18:00 on Sunday **and Bank Holidays**.

Reason: To balance illuminating the Artificial Grass Pitch for maximum use and benefit to sport with the interest of amenity and sustainability and to accord with Development Plan Policy.

Page 55 Condition 14 amend the condition as follows:

~~Prior to the first use of the facility a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority. The agreement 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 compliance with the approved agreement. Reason: To secure well managed safe community access to the sports facility.~~

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been

provided to the Local Planning Authority. The agreement shall apply to Artificial Grass Pitch and ancillary toilet, change and parking facilities and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

Page 55 Additional condition 16

The new cricket non turf pitch (NTP) and outfield shall be provided in accordance with the details shown in drawing no. 09 Playing Field Layout and made available for use before first occupation of the artificial grass pitch (AGP) development hereby permitted.

Reason: To ensure the satisfactory re-provision of the cricket NTP with a facility that is fit for purpose and sustainable and to accord with Development Plan Policy.

Page 55 Additional condition 17

Use of the development shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and

(b) confirmation that the facility has been registered on the Football Association’s Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy.

Page 55 Additional condition 18 (Condition 5)

Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England and shall include measures to ensure the replacement of the Artificial Grass Pitch within a specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the [named sports facility]. Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy.

Page 55 Add the following two informatives

Informative (artificial grass pitches for Steps 1 to 6 of the FA’s National League System)
– The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association when determining the community use hours the artificial pitch can accommodate.