

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2017/0446
Site address	Madeley Court Football Pitches, Court Road, Madeley, Telford, Shropshire
Proposal	Construction of a synthetic grass multi-function football and hockey pitch, changing rooms, fencing, 6no. 18.3m high floodlights for the pitches and 4no. 8m high new street lights to the existing ski centre car park and 7no. 8m high street lights to the new car park adjacent the new pitches, associated access and car parking and landscaping including earth bunds. <b>**AMENDED PLANS RECEIVED AND AMENDED DESCRIPTION**</b> .
Recommendation	Full Grant

Since the report was prepared, **an objection has been received from Sport England** (see attached), that includes comments from the Football Association and Football Foundation, based on the need for additional information and clarification rather than on principle. However the Council, as applicant, did prepare the application in discussion with Sport England, so this late objection has come somewhat as a surprise.

Sport England have requested clarification and details to address:-

- Pitch run-off and annotated plan to demonstrate 3m run-off to the adult pitch on all sides.
- Changes to the changing room block in particular to address comments relating to the Official's room, changing rooms, accessibility and removal of high levels windows.
- Insufficient information about community use, fair pricing and maintaining pitches in good order.

### OFFICER RESPONSE:

- An amended annotated plan (Surfacing Plan Rev 02) has been sent to Sport England to confirm there is adequate pitch run-off.
- The applicant has confirmed to Sport England that it's possible to partially illuminate the pitches if necessary.
- The applicant has confirmed to Sport England that the changes to the Changing Block are minor and can be made – amended plans will be produced.
- However, the Council does not consider that a Community Use Agreement is necessary as the facility is Council owned.

Due to the later arrival of Sport England's objection there has not been time to fully address all of Sport England's comments before the Planning Committee meeting.

### RECOMMENDATION

In light of the above objection, **amend** the recommendation as follows:-

**DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION **subject to Sport England withdrawing their objection** and as per the conditions in the report (and any others deemed necessary) **PLUS an additional Sport England condition and informative** as listed below.

Additional condition:

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 Policies CS11 of the adopted Core Strategy, saved policies OL3, OL4 and LR4 of the Wrekin Local Plan and policies NE1, NE2, NE3, NE7 and NE8 of the draft Telford and Wrekin Local Plan.

Additional informative

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.