

**SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED AT THE
PLANNING COMMITTEE**

MEETING DATE – 4TH APRIL 2024

SUPPLEMENTARY INFORMATION

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**SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED AT THE
PLANNING COMMITTEE
MEETING DATE – 04th April 2024**

SUPPLEMENTARY INFORMATION

Item No. 05.	
N/164/1714/23	
Pg. No's. 15-36	Queen Elizabeth Grammar School, West Street, Horncastle.
	<p>13 additional representations (from 10 different addresses were received through the re-consultation period reiterating previous concerns highlighted at section 4.15 of the committee report.</p> <p>Additional comments raised regarding the effects from the suggested mitigation measures and in particular the height that the acoustic fence would have upon neighbour amenity and outlook in combination with lighting and noise. Concerns also raised regarding the management of the facility and whether it would be financially sustainable in the long run.</p> <p>The Town Council were re-consulted but were inquorate for the item and unable to discuss or provide comment.</p> <p>A supporting statement has been provided by the applicant's agent to justify a change of the hours of operation (condition No.3) seeking a minimum restriction to 21:00 (preferably 22:00) Monday through Friday, against the current suggestion of 20:30 Monday-Friday. This statement is attached as Appendix A.</p>
Item No. 06.	
N/092/02375/23	
Pg. No's. 37-58	Land South of Chestnut Drive, Louth.
	<p>KEDDINGTON PARISH COUNCIL - I have requested that this application be determined by Committee due to neighbour concerns and it being an unallocated site in the current Local Plan (Cllr Mossop).</p> <p>The two following conditions have been amended to take account of details submitted for the Local Area Play.</p>

Condition 3. The development hereby permitted shall only be undertaken in accordance with the following approved plan numbers:

0006-001-NIE-PL-XX-DR-A-000 Rev P2

Received by the LPA on 07/03/2024.

414.063849.00001.002 Rev P03

Received by the LPA on 14/03/2024.

414.063849.00001.003 Rev P03

Received by the LPA on 14/03/2024.

0006-001-NIX-XX-XX-DR-A-005 Rev 9

Received by the LPA on 06/03/2024.

414.063849.00001.3a Rev P01

Received by the LPA on 29/02/2024.

Reason: For the avoidance of doubt and the interests of proper planning.

Condition 13. Prior to the occupation of the first dwelling details of a timetable for the completion and arrangements for securing future maintenance of the Local Area for Play (LAP), as shown on drawing 14.063849.00001.3a Rev P01, shall be submitted to and approved in writing by the Local Planning Authority. The LAP shall be provided in accordance with the approved scheme detail.

Reason: To ensure appropriate and accessible recreation space is provided as part of the development in accordance with SP26 of the East Lindsey Local Plan.

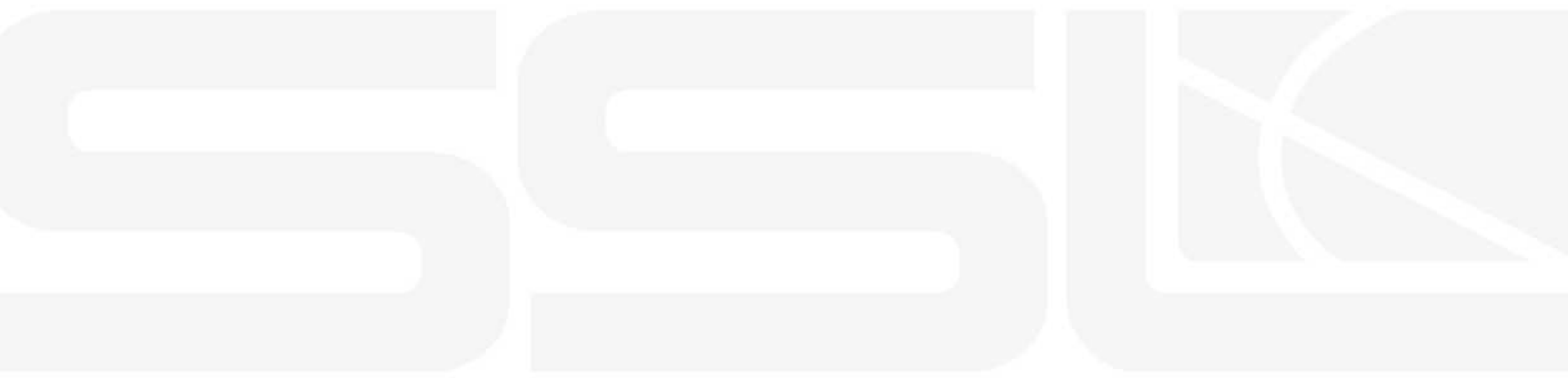
The following condition has been amended to take account of drainage information already submitted.

Condition 7. The development hereby permitted shall be undertaken in accordance with the drainage layout on drawing number 7247-HJCE-XX-XX-DR-C-3000 Rev P05 and the Flood Risk and Drainage Strategy dated 22/11/2023 Revision 5. Details of the timetable for and any phasing of implementation for the drainage scheme and 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 shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied 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.

	<p>Reason: To ensure that the development hereby permitted is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan.</p> <p>Condition 16 - the word "wheelie" has been amended to "refuse".</p> <p>Condition 21 - additional wording to the end of the condition to read....' <i>unless permitted following the submission of a further planning application to the Local Planning Authority.</i>'</p>
Item No. 07.	
N/128/00956/22	
Pg. No's. 59-76	Land North of Louth Road, North Cockerington, Louth.
	<p>Condition 3 - Date of the National Planning policy framework to be corrected to read as 2023.</p> <p>Condition 9 - additional text to the end of the condition to read....' <i>unless permitted following the submission of a further planning application to the Local Planning Authority.</i>'</p>

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Queen Elizabeth Grammar School
Construction of an external Artificial Turf Pitch (ATP)
Supporting Statement



Document Control			
Project	Queen Elizabeth Grammar School		
SSL project code	SC104		
Document title	Supporting Statement		
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Introduction

This statement is in support of a current planning application (ref no S/086/01714/23) at Queen Elizabeth Grammar School, West Street, Horncastle, LN9 5AD for an Artificial Grass Pitch (AGP) development with associated features. The application is due to be reported to the East Lindsey District Council planning committee on the 4th April 2024. The main purpose of the statement is to challenge one of the conditions being imposed on the development. The condition restricts hours of use of the proposed facility until 20:30. The school as the applicant and the Football Foundation as the key funder of the project would like this altered to at least 2100 hours (2200 hours if possible). This is seen as a reasonable compromise taking into account the increased community benefit the extra half an hour would bring but appreciating the site is close to residential properties.

Impact of restricting hours of use

The Football Foundation (FF) notes with concern that there may be potential restrictions on use proposed on the new pitch. Restrictions would impact on the community outcomes that can be achieved from the project and jeopardise FF's proposed funding contribution (with this project currently being assessed by its Review Panel), given that it would significantly impair the hours of use that the community can utilise the facility – and therefore puts the potential deliverability of this project at risk.

The Programme of Use includes significant weekday use in the evenings from community users including Horncastle Town FC, Woodhall Spa FC and Magna Vitae Community Sessions, and daytime use by QEGS students, and ensuring that these partners can have significant use is important to the community benefit and the business plan for the pitch. Specifically, 8pm – 9pm sessions are currently provisionally allocated to sessions including a small-sided league, training use by community clubs, female and open Walking Football sessions, and Lincoln City's girls' pathway sessions. The 9pm – 10pm session would be available for Pay & Play recreational sessions for use by the local community.

The FF would prefer to avoid any restrictions on use – but as a reasonable compromise, a shorter reduction to 9pm on weekdays would allow for the community sessions detailed above to remain within the programme and retaining these sessions is crucial to ensure that the project can deliver strong community outcomes.

Mitigation Measures

Whilst we appreciate the potential impact of the pitch on residential amenity, the FF would note that a range of significant and expensive measures have been included to mitigate any potential impact, including the additional of bunding, acoustic fencing, the pitch being located as far south as possible, and a no whistle policy. We would also add that the only properties within the locality of the proposed pitch location are located behind a significant tree line which will significantly reduce any impact from lighting and noise. All of these measures add cost to the project and therefore to the anticipated grant request to FF; however we have agreed to these measures being included within project scope to ensure that the Impact of the pitch is minimised. These additions, and the delays in responses from statutory consultees, have also contributed to the significant delays (and therefore extra cost) in the planning application being determined, which was initially confirmed as being earmarked for a decision in October 2023.

Strategic Need & Local Support

East Lindsey's Local Football Facility Plan identifies a deficit of three 3G FTPs, and a specific geographical requirement within Horncastle for a new pitch due to high levels of local demand and a lack of accessible 3G provision.

QEGS was identified as a potential location within the town for the new 3G FTP. With the support of the school and Magna Vitae (which operates Leisure Facilities across the borough), it was concluded by the LFFP Steering Group that QEGS would be the optimal opportunity within the town to progress a 3G FTP project, particularly given the school's project to develop a Sports Hub at the site as a longer term objective, which would incorporate the 3G project and other multi-sport facilities. East Lindsey does not currently have a Playing Pitch Strategy in place but has commenced this work in partnership in November 2023 in partnership with South Holland and Boston district councils.

Local consultation with clubs and football stakeholders concluded that travel distances to 3G pitches are a significant challenge to providing accessible and high-quality football facilities in the town. Within a 10-mile radius of QEGS there are no full-size 3G pitches, with the only 3G ATP identified a small-sided pitch in Coningsby, 8 miles away. There is only one existing full-sized (11v11) 3G FTP in the whole district of East Lindsey (Skegness Town FC) which is 21 miles away. Within Horncastle itself the only available AGP is a sand-dressed pitch, which does not offer a suitable training venue for local clubs. With the significant lack of facilities available for training and match-play within the locality, there is clear evidenced demand for the new 3G within the town.

Other similar developments in the area

It is noted that a similar development for an Artificial Grass Pitch at Haven High in Boston (reference B/20/0376) that was also close to residential was granted consent until 2100 hours, and this was without any mitigation measures such as acoustic fencing or restrictions on whistle use. It's acknowledged that this is a different area and no application is exactly the same however it is evidence that this type of development is suitable for at least 2100 hours closing time close to houses, especially with appropriate mitigation which is what is in place.

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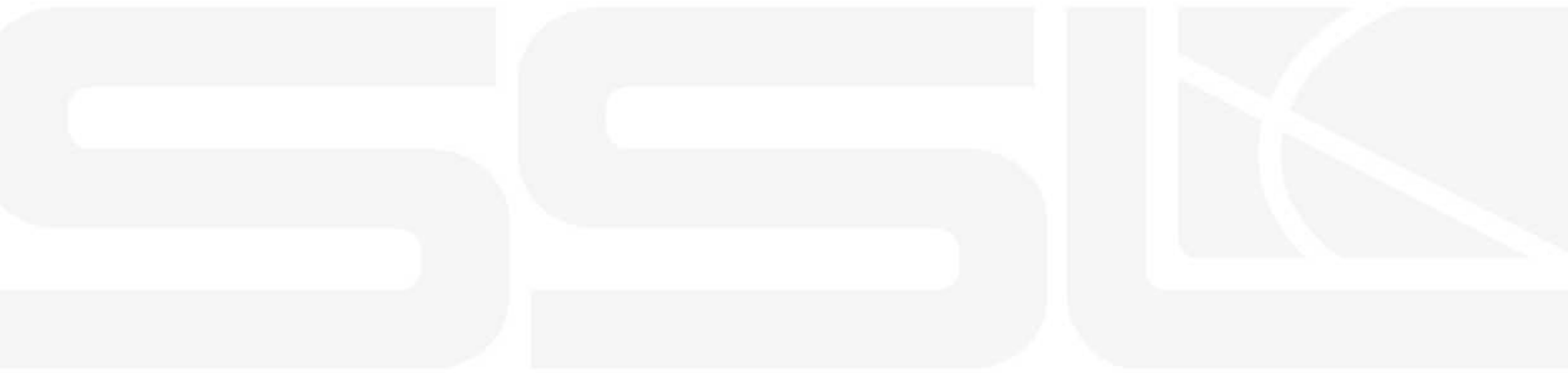
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Conclusion

The above sets out why it would not result in significant impact to residents through noise disturbance whilst identifying the need and benefit of extra hours of use to the facility. If officers and committee members can take into account this statement when assessing the suitability of the scheme for wider hours of use that would be greatly appreciated.



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