

DELEGATED DECISION REPORT

NMA/2021/0016
Valid 30/04/2021

LEEK TOWN FOOTBALL
CLUB MACCLESFIELD
ROAD
LEEK

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2020/0024

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

Whether or not the proposed amendments to the approved scheme of works can be treated as Non Material Amendments which do not have a significant impact on the visual or residential amenities of the area or surrounding environment in general.

DESCRIPTION OF SITE

The site comprises a football ground within the development boundary of Leek.

PROPOSAL

This is a Non Material Amendment application to make the following alterations to an approved scheme of works to the football ground which have included a replacement football pitch and the erection of ball netting structures and other works.

The alterations where approval is sought are described by the applicant in a covering letter with the application, are as follows:

“Changes to the location of the goal storage areas (which is already used for storage and therefore does not require planning permission) and a slight change to the levels for the pitch which has come about as a result of the detailed design work for the drainage proposals. This is reflected in the submitted plans which show the finished site levels and the fall in the pitch which now runs from north to south (9.731 FSL to 9.471 FSL), rather than east to west (9.642 FSL to 9.343 FSL) as it did on the approved plans. This has resulted in less earthworks being required and a better design for the pitch.”

Drawings to show the alterations have been submitted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted 2020)

DC1 Design Considerations

National Planning Policy Framework

Section 12 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0024: Replacement of existing turf football pitch with a new 3G artificial grass pitch (AGP) including new drainage system, terracing re-alignment and 8m high ballstop netting. Full planning permission granted.

DOC/2021/0018: Discharge of Condition application. Approved.

CONSULTATIONS

SCC Flood Team

No further comments in addition to the response to the planning application for a new pitch (SMD 2020 0024).

Severn Trent Water

"We are happy to accept soakaways are not feasible for site, and therefore a surface water discharge to the public surface water sewer is proposed, with flow rates restricted to 4litres/second."

OFFICER COMMENTS

The proposed alterations to the approved scheme as shown in the drawings submitted will not have any significant additional impact on the character and appearance of the area as these would be well contained within the ground surrounded by terracing and stands and would not be visible from outside of the football ground. The alterations would also have no impact on the residential amenities/living conditions of dwellings which surrounding the site and there would be no other environmental impacts.

With regard to the impact of the pitch changes on flood risk, Severn Trent Water raise no objection to the drainage scheme and SCC Flood Team also does not object providing further details of drainage are provided, in line with what was requested at the planning application stage. The details of drainage were submitted as part of a Discharge of Condition application and were approved. The applicant's agent has informed the Council there are no changes to the drainage scheme from those approved as part of the pitch changes applied for as part of this NMA application. The proposed changes would therefore have no additional impact on flood risk.

Conditions attached to the original approval require details of drainage to be submitted and approved which will ensure no adverse impacts in terms of flooding as a result of the changes which have been made as part of the drainage design.

Therefore the alterations can be treated as non-material amendments to the scheme granted planning permission in 2020 and therefore the Non Material Amendment application can be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 6.9.21

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council