

Hi All

Can you please log this as a reply to Applications 16/00899/FUL AND Rob's application 16/01105/FUL for the Car PARK.

Thanks

Mike

From: L FORDHAM [mailto:l.fordham33@btinternet.com]
Sent: 06 January 2017 15:40
To: Ian Beatwell; Mike Stranks; Roy.Warren@sportengland.org
Cc: cmwickham@aol.com; Mike Twinley; Howard Panal; Scott McArthur
Subject: Re: App Ref: 16/00899/FUL - Timber Grove, London Road, Rayleigh, Essex (Sport England Ref: E/ROC/2016/43849/S)

Whilst we would have liked to keep RTSSC as it is we fully accept and understand the need for Timber Grove to have new facilities which can only be funded by the needs to provide new housing. The need for the new road as part of the infrastructure would seem sensible but as a result we are in desperate need for parking facilities and the provision of a 68 place car park is indeed the best option. RTSSC and Fitzroy Lodge have a very healthy relationship both being built at the same time in the early seventies long may this continue.

Happy New Year to you all

Les Fordham (Secretary and Vice Chairman of RTSSC)

From: Ian Beatwell <ian.beatwell@landmarkplanninguk.co.uk>
To: Mike.Stranks@Rochford.gov.uk; Roy.Warren@sportengland.org
Cc: cmwickham@aol.com; Mike Twinley <Mike.Twinley@fitzroy.org>; Howard Panal <h.pannell271@btinternet.com>; Scott McArthur <scott@landmarkplanninguk.co.uk>; l.fordham33@btinternet.com
Sent: Friday, 6 January 2017, 15:07
Subject: Re: App Ref: 16/00899/FUL - Timber Grove, London Road, Rayleigh, Essex (Sport England Ref: E/ROC/2016/43849/S)

Hi Mike ,

Thanks for copying me in on your reply to Roy.

There should be extensive notes on the file of the previous application made by Christine and Katie. They were firmly of the view that although sports England were consulted on the application, there comments with regard to cars parking in effect on a public highway did not require Fitzroy Support to provide mitigation for the application for housing. Cars will still be able to park in the road if they so wish, and in fact the situation will be improved.

However due to the close working relationship of Rayleigh sports and Social club with Fitzroy support, the charity as a gesture of good will have agreed to provide the sports club with a car park. Due to the costs that the charity have incurred with their development to date and indeed the cost of providing the car park, the club have been extremely reticent to allow the charity to make such a gesture.

However after some persuading the club have accepted the gesture, hence submission of the application for the car park.

I have copied Mr Les Fordham into this email as he is the authorised Officer of the club who is the official spokesman on all matters, for him to confirm the above via email to you.

Kindest Regards

Ian Beatwell MIOD
Group CEO
Tel: 07971 479769



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From: "mike.stranks@rochford.gov.uk" <Mike.Stranks@Rochford.gov.uk>

Date: Friday, 6 January 2017 at 14:47

To: <Roy.Warren@sportengland.org>

Cc: Chris Wickham <cmwickham@aol.com>, Ian Beatwell
<ian.beatwell@landmarkplanninguk.co.uk>

Subject: RE: App Ref: 16/00899/FUL - Timber Grove, London Road, Rayleigh, Essex (Sport England Ref: E/ROC/2016/43849/S)

Hi Roy,

I can confirm we have your original holding objection as set out below. It is listed as a consultation with 19th October date. Our system is not unfortunately refined to allow us to call it by the identity of the author so regrettably you have to trawl through.

I have been unable to progress with the application for the housing.

We have since received the application for the car park ref: 16/01105/FUL being considered by my colleague Robert Davis. It's decision date is 14th February so he may well get this before members ahead of my preparing the housing scheme. I suspect we've omitted to consult you . Could you please review the application and comment accordingly.

I've picked the housing application up as Katie is currently on maternity leave. I don't recall her mentioning acoustic fencing or playing field mitigation in her hand over. I'm copying the agents who I expect will liaise use with you direct on this and may need to amend the application or advise me where this is addressed in the application particulars.

Best I can offer for now.

Kind regards

Mike Stranks
Team Leader DM (North)

From: Roy Warren [<mailto:Roy.Warren@sportengland.org>]

Sent: 05 January 2017 18:02

To: Mike Stranks

Subject: App Ref: 16/00899/FUL - Timber Grove, London Road, Rayleigh, Essex (Sport England Ref: E/ROC/2016/43849/S)

Dear Mike

App Ref: 16/00899/FUL - Timber Grove, London Road, Rayleigh, Essex

I am just writing to check whether you received my holding response (I have forwarded below) to the above application dated 19th October 2016 as I note that the response does not appear to be on the Council's website plus I have not had any contact from the applicant or RDC in relation to the response since I submitted it. If you could provide me with an update on the position I would be grateful.

Thanks for your help.

Regards

Roy Warren

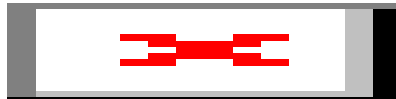
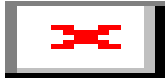
Planning Manager

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From: Roy Warren

Sent: 19 October 2016 09:23

To: 'planning.applications@rochford.gov.uk' <planning.applications@rochford.gov.uk>

Subject: 20161019 43849 HO RW Timber Grove, London Road, Rayleigh, Essex

For the attention of Mike Stranks

Dear Mr. Stranks,

App Ref: 16/00899/FUL - Timber Grove, London Road, Rayleigh, Essex (Sport England Ref: E/ROC/2016/43849/S)

Thank you for consulting Sport England on the above planning application. The site is considered to constitute playing field, or land last used as playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). This is because the proposal affects the access road and car parking that supports Rayleigh Sports & Social Club. As such Sport England is a statutory consultee.

Sport England has sought to consider the application in light of the National Planning Policy Framework (particularly Para. 74) and Sport England's Playing Fields Policy, 'A Sporting Future for the Playing Fields of England'. Unfortunately there is insufficient information to enable Sport England to adequately assess the proposal or to make a substantive response. Please therefore could the following information be provided as soon as possible:

1. Replacement Car Parking: Details of the related planning application for the new car parking to serve Rayleigh Sports & Social Club including details of the phasing of the proposed car parking provision in relation to the construction of the new access road. This information is required as this separate application would provide details of the replacement car parking to mitigate the impact of the current application on the club's existing parking provision which is provided along the existing access road. Sport England has been advised by the Council that this application has not been submitted to date.
2. Playing Field Mitigation: Unless provided as part of the related car parking planning application, details (including any playing pitch feasibility studies) of the proposals for mitigating the loss of part of the Rayleigh Sports & Social Club's playing field for the new car park. This information is required to allow an informed assessment to be made of the acceptability of the impact on playing field provision associated with the new car park which is proposed to mitigate the loss of parking associated with the current application. Correspondence provided by the applicant's agent in relation to the previous planning application (15/00593/FUL) for this development proposed pitch drainage and scrub clearance proposals in this regard.
3. Acoustic Fencing: Details of whether acoustic fencing will be provided for the proposed residential properties with boundaries to the club and any other mitigation measures to address the impact of noise associated with social events at the Rayleigh Sports & Social Club clubhouse building. Acoustic fencing was offered to be provided by the applicant's agent in correspondence associated with the previous planning application.

Sport England provides guidance on our website as to the type of information required in order for us to evaluate planning applications against our policy which may be of help: www.sportengland.org/playingfieldspolicy (See 'Information Requirements Checklist')

Sport England's interim position on this proposal is to submit a **holding objection**. However we will happily review our position following the receipt of all the further information requested above. As I am currently unable to make a substantive response, in accordance with the Order referred to above, the 21 days for formally responding to the consultation will not commence until I have received all the information requested above.

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's holding objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

I would be happy to discuss the requested information further with the applicant and/or the local planning authority if necessary.

Yours sincerely,

Roy Warren

Planning Manager

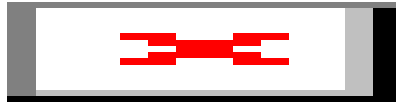
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