



Leeds
CITY COUNCIL

Originator: Nicola Moss
Tel: 0113 2478028

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 17/02/2011

Subject: APPLICATION 10/03637/LA: Demolition of existing school and erect replacement school with nursery, soft and hard play areas, car parking and landscaping at Richmond Hill Primary School, Clark Crescent, Cross Green, Leeds LS9 8QF

APPLICANT
Education Leeds

DATE VALID
06/08/2010

TARGET DATE
05/11/2010

Electoral Wards Affected:

Gipton & Harehills

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity
Community Cohesion
Narrowing the Gap

RECOMMENDATION: Approval of details submitted pursuant to condition 3, for a detailed Project Management Plan, attached to the above planning permission.

1.0 SUMMARY

- 1.1 Planning permission was granted for the proposed development at the Plans Panel (East) meeting on 20 January 2011. Members also added a further condition that a detailed Project Management Plan for the scheme, be submitted prior to the commencement of development, to consider the concerns of the East Leeds Amateur Rugby League Club, in relation to the playing and training provision for the rugby club, during and on completion of the development.

- 1.2 Minute 133 of the Plans Panel East meeting held on 20 January 2011 refers to the plans, drawings, photographs and graphics which were displayed at the meeting. A site visit had taken earlier in the day. Officers presented the report which sought permission for a replacement school at Richmond Hill Primary School LS9, together with a replacement rugby pitch and ball stop fencing.

Members were informed that the proposal would involve the erection of the new school on a protected playing pitch, with temporary off-site playing provision during the construction process; the demolition of the existing school and finally the construction of the replacement playing pitch, with a completion date expected to be November 2012.

Officers stated that Sport England had withdrawn their objection to the proposals and that clarification had been sought from the Rugby Football League that the pitch sizes were acceptable. An additional condition requiring the multi-use games area to be constructed to required standards would be included. If minded to approve the application, an additional condition relating to highways was requested and condition no.20, relating to the welly walk should be deleted.

Members were advised that a travel plan monitoring fee of £500 per annum over a 5 year period would be paid by the applicants to ensure effective implementation and updating of the plan. Receipt of a letter from Hilary Benn MP was reported, with the details of this being read out for Members' consideration.

The Panel heard representations from Education Leeds and an objector who attended the meeting.

- 1.3 Members commented on the following issues:

- The difficulty in securing funding for schools and that a new school was needed in this area
- The success of the East Leeds Amateur Rugby League Club (ELARLC) who used the protected playing pitch and that being relocated for a period of time would have an impact, particularly a financial one
- Concerns that ELARC's needs had not been properly considered, that assurances which had been given had not been implemented and that Officer support for the club in this matter should be put in writing
- Concerns at the proposal for a 3 form entry school
- Highways issues, whether 45 car parking spaces were sufficient; that currently there was congestion in the area and there was an absence of on-street parking controls in the immediate area surrounding the school. The Panel's Highways representative stated that the majority of pupils walked to the current school; that the proposed car park layout would be an efficient in/out system, with the number of spaces being provided being at the top end of the UDP threshold and that TROs would be implemented in discussion with Ward Members
- The possibility of negotiations taking place which could satisfy both parties and that details of these should be reported back to Panel.
- **RESOLVED** – That the application be deferred and delegated to the Chief Planning Officer for approval, subject to the conditions set out in the submitted report, with the deletion of condition no.20 and additional conditions relating to:

multi-use games area to be constructed to required standards, details of baffle arrangement to be erected at pedestrian access point, a project plan to be submitted for agreement (including arrangements for playing provision for the ELARLC during and post construction of the school).

- That details submitted pursuant to the above condition to be reported back to Panel for consideration and determination.

1.4 In the light of the above, the following condition was attached to the planning permission:

‘Prior to the commencement of development, a Project Management Plan to include details/timescales for each of the key stages of the development hereby approved, with particular attention to the playing and training provisions for the East Leeds Amateur Rugby League Club during construction and on completion of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the Project Management Plan as approved.

To ensure that current users of the protected playing pitch on the application site are adequately provided for.’

- 1.5 The applicants have subsequently submitted a detailed Project Management Plan (summarised below), which was forwarded to all Panel members to consider prior to this meeting. In addition, a meeting was also held between planning officers, the applicants, ELARLC and Councillor Brett (who attended at the request of the rugby club) on Wednesday 2 February to discuss the Project Plan. The meeting re-established communication links between the club and the applicants, and both parties made a commitment to continued dialogue to seek to resolve any outstanding issues.
- 1.6 In particular those issues outside of the planning remit of this application relate to storage facilities and lighting at Snake Lane, direct access from the clubhouse to the replacement pitch and works to enable the future installation of floodlighting at the replacement pitch, subject to planning permission. In addition, the applicants intimated their intention to complete the Sports Development Plan 12 months ahead of the timescale referred to in the condition requiring this. This will facilitate the completion of a Community Use Agreement, which will include consideration of pitch fees and other related costs to the club, at an early stage, to provide them with comfort as to their future use of the replacement pitch on site.
- 1.7 The applicants also committed to seek further assurances from the consultancy firm who carried out the Pitch Quality Assessment of the decant site at Snake Lane, as to the durability of the recommended remedial works to the site throughout the construction period. The applicant also agreed to walk the pitch with the club, once remedial work is complete, to check that the work carried out has mitigated the club’s concern about pitch quality.
- 1.8 The club expressed concern regarding the distance of the Neville Road replacement pitch from their existing facilities. Whilst it is noted that the Neville Road pitch is approximately 2 km away it was considered, by Sport England, to be a suitable location for a replacement pitch to serve the club and other users in the locality.

1.9 The club also expressed their fears about the impact the use of the interim decant pitch, which is remote (400 metres) from their existing facility, would have on potential revenue to the club. These fears concern the prospect that players attending the decant pitch, will not return to or spend money in their clubhouse adjacent to the existing pitch after matches and training with a resultant impact on their revenue. Whilst the concern of the club can be appreciated it is a hypothetical assumption and is not a matter that can be addressed through the planning process. This being the case, it would appear to be a private matter for the club to consider and develop a strategy to promote use of the clubhouse to provide revenue during the construction period.

1.10 Project Management Documentation – Summary Sheet

Document	Revision / Reference	Purpose
Project Plan	2011-02-03 v6	Summary for Plans Panel East in respect of activities relating to ELARLFC

This document is not to be used as a project management tool in its own right and should be read in conjunction with the full project management document referenced above.

The sections of the full plan that apply specifically to East Leeds Amateur Rugby League Football Club are listed below:

- Section 3 – Project prerequisites, specifically prerequisites 1 and 2
- Section 4 – External dependencies, specifically dependencies 4 and 6
- Section 5 – Planning assumptions, specifically assumptions 3 and 4
- Section 6 – Project Plan, specifically section 6.1
- Appendix 1 – Schedule of meetings to discuss sporting provision
- Appendix 2 – Sports Development Plan – Action Plan

The following information is an abbreviated version of the detailed key milestones/management activities contained within Section 6.1. Please note that the costs presented below and within Appendix 3 of the Project Plan are subject to a market testing process and should therefore not be considered to be final. For this reason this information should be restricted to officers of Leeds City Council and elected Ward Councillors at this stage.

Action	Estimated capital cost
Pre-commencement of construction activities (scheduled for 26 April 2011)	
Remedial work to Snake Lane decant site, including installation of spectator barriers and dugouts and completion of all work to the pitch such that it is available for use by ELARLFC. ELARLFC are to be kept fully informed throughout this process.	£35,000
Commence discussions with Richmond Hill Primary School, ELARLFC, Sport England, the RFL and other local community users in respect of use of the site, pricing structure and responsibilities for management and maintenance	Nil capital cost
December 2011 (during construction period)	
Agreement of terms of Community Use Agreement for Richmond Hill site with Richmond Hill Primary School, ELARLFC, Sport England, the RFL and other local community users (including hours of use of the site, pricing structure and responsibilities for management and maintenance)	Nil capital cost
Completion of Neville Road pitch (please note that the pitch will require time to establish before first use)	£90,000
Pre-completion of school building (scheduled for 22 June 2012)	

Approval of Community Use Agreement for Richmond Hill site by Sport England and planning condition discharged	Nil capital cost
Agreement of terms of Community Use Agreement for Neville Road Site with ELARLFC, Sport England, the RFL and other local community users (including hours of use of the site, pricing structure and responsibilities for management and maintenance)	Nil capital cost
Approval of Community Use Agreement for Neville Road site by Sport England	Nil capital cost
Pre-completion of new pitch on Richmond Hill site (scheduled for 19 October 2012)	
Demolish school building	Not yet known
Complete detailed assessment of ground conditions of proposed Richmond Hill pitch and submit details of new pitch for approval by the LPA and Sport England	Fee only
Lay new pitch on Richmond Hill site, install ball-stop fencing, spectator barriers and dugouts	£378,000 (min)
Construction of new path and hand railing to link new pitch to ELARLFC changing facilities	£1500
Complete pitch capacity assessment to new pitch and submit to the LPA and Sport England for approval	Fee only
Post-completion of new pitch on Richmond Hill site (November 2012)	
Implement Community Use Agreements	Nil capital cost

By means of confirmation, the following is proposed in respect of ELARLFC. These details are as submitted as part of the planning application, ref: 10/03637/LA.

- Decant playing pitch on Snake Lane, approximately 400m from ELARLFC facilities. A pitch capacity and quality assessment has been carried out for this site by an accredited Sports Turf Consultant and the outcomes will be implemented prior to the commencement of construction on the Richmond Hill site. Spectator barriers and dugouts will be installed following the completion of remedial work and prior to the commencement of development at Richmond Hill. ELARLFC have a secured pitch allocation for use of this site for the 2010/11 season. ELARLFC will be fully involved in the inspection of this pitch prior to use.
- Space for training on the Snake Lane site, or on the adjacent Copperfields site. Both sites are secured and available solely for use by ELARLFC for the duration of the project at Richmond Hill.
- Replacement rugby pitch provision on the Richmond Hill site, designed in accordance with Natural Turf for Sport standards and approved by Sport England as suitable for purpose following consultation with the RFL as part of the planning process.
- Full participation, as a proposed primary user of the site, in the Sports Development Planning process in consultation with the RFL and Sport England. This process is required by Sport England as a statutory planning consultee, and must inform hours of use of the site for training and games.
- A commitment that Education Leeds will negotiate terms / responsibilities for use of the Richmond Hill site with ELARLFC for training and games. Outcomes of these negotiations and outcomes of the Sports Development Planning process are to be included within a Community Use Agreement for the Richmond Hill site. This process is required by Sport England as a statutory planning consultee and must be concluded prior to completion of the project. It is Education Leeds intention to commence and conclude this process of negotiation prior to this date. The Community Use Agreement will be implemented upon completion of the project.
- A commitment that Education Leeds will negotiate terms / responsibilities for use of the Neville Road with ELARLFC and other local clubs interested in using the site. Outcomes of these negotiations are to be included within a Community Use Agreement for the Neville Road site. This process is required by Sport England as a statutory planning consultee and must be

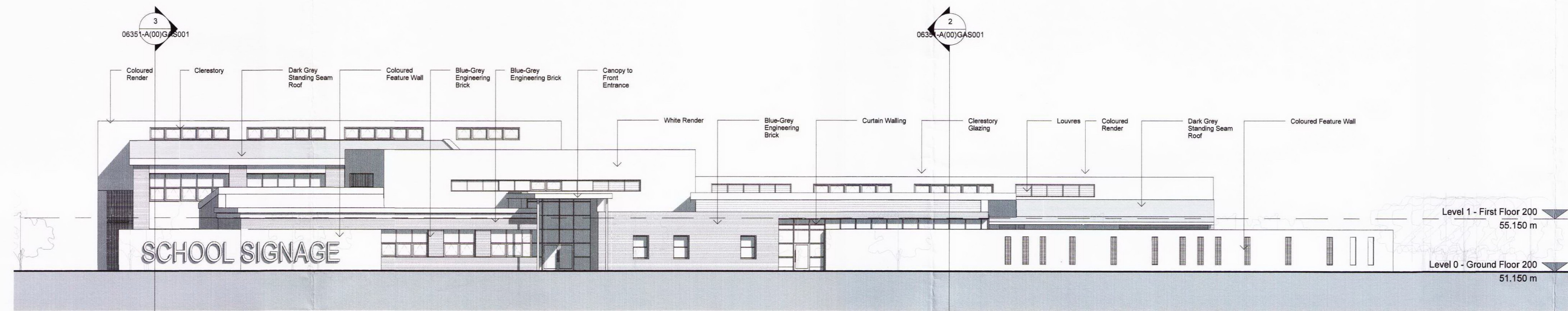
concluded prior to completion of the project. It is Education Leeds intention to commence and conclude this process of negotiation prior to this date. The Community Use Agreement will be implemented upon completion of the project.

- The creation of a replacement path to facilitate direct access to the Richmond Hill site from ELARLFC facilities.
- A commitment to support ELARLFC in any future application for floodlighting that the club may wish to make. Should ELARLFC wish to make such an application then Education Leeds will require confirmation prior to the demolition of the existing school building such that underground ducting to support a power supply can be installed. This cost has not been included in the table above.

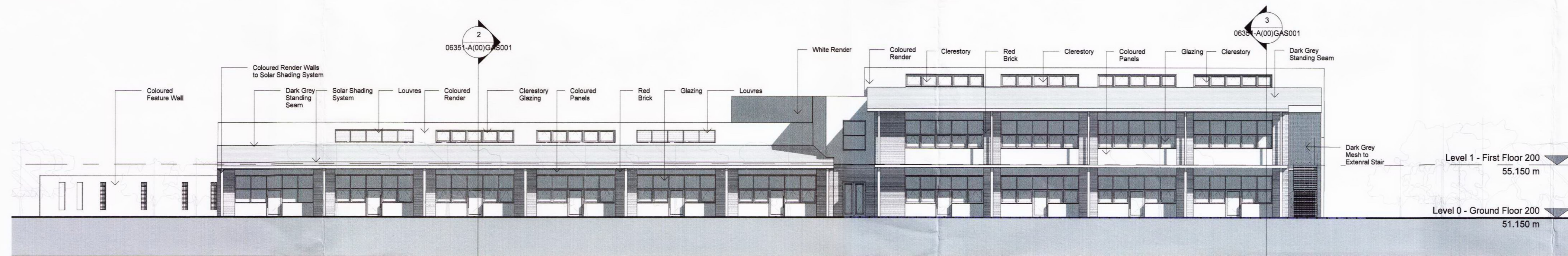
Background Papers:

Application file 10/03637/LA

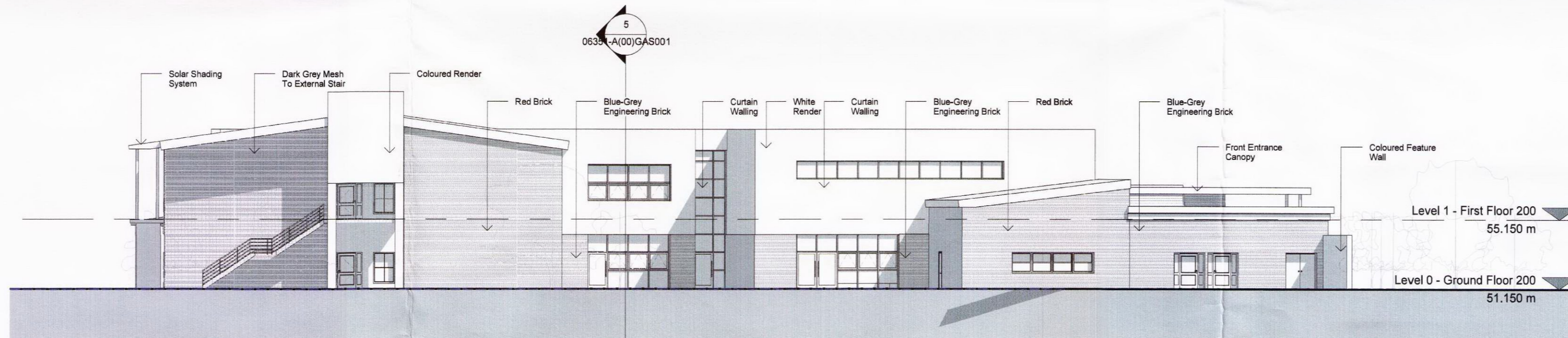
Certificate of ownership: the applicant



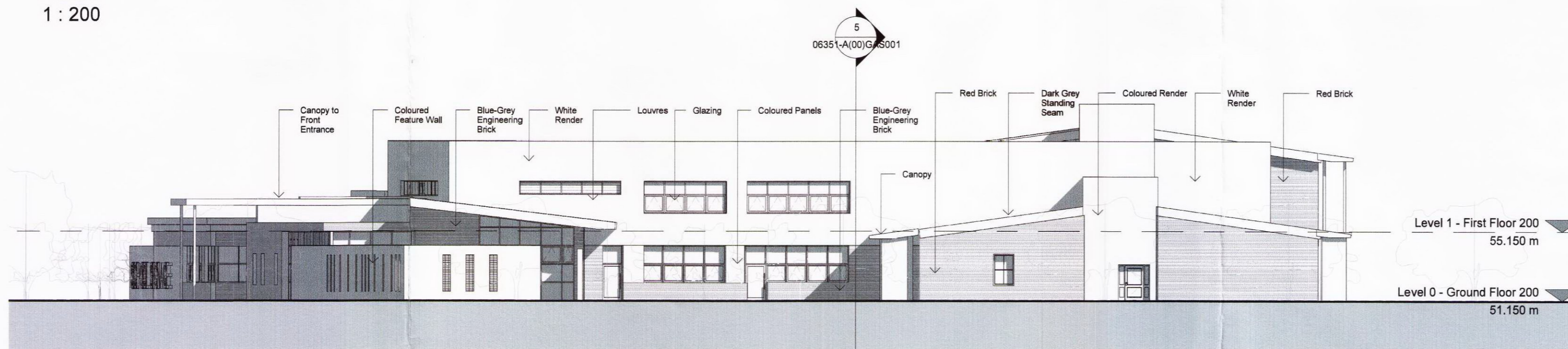
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South
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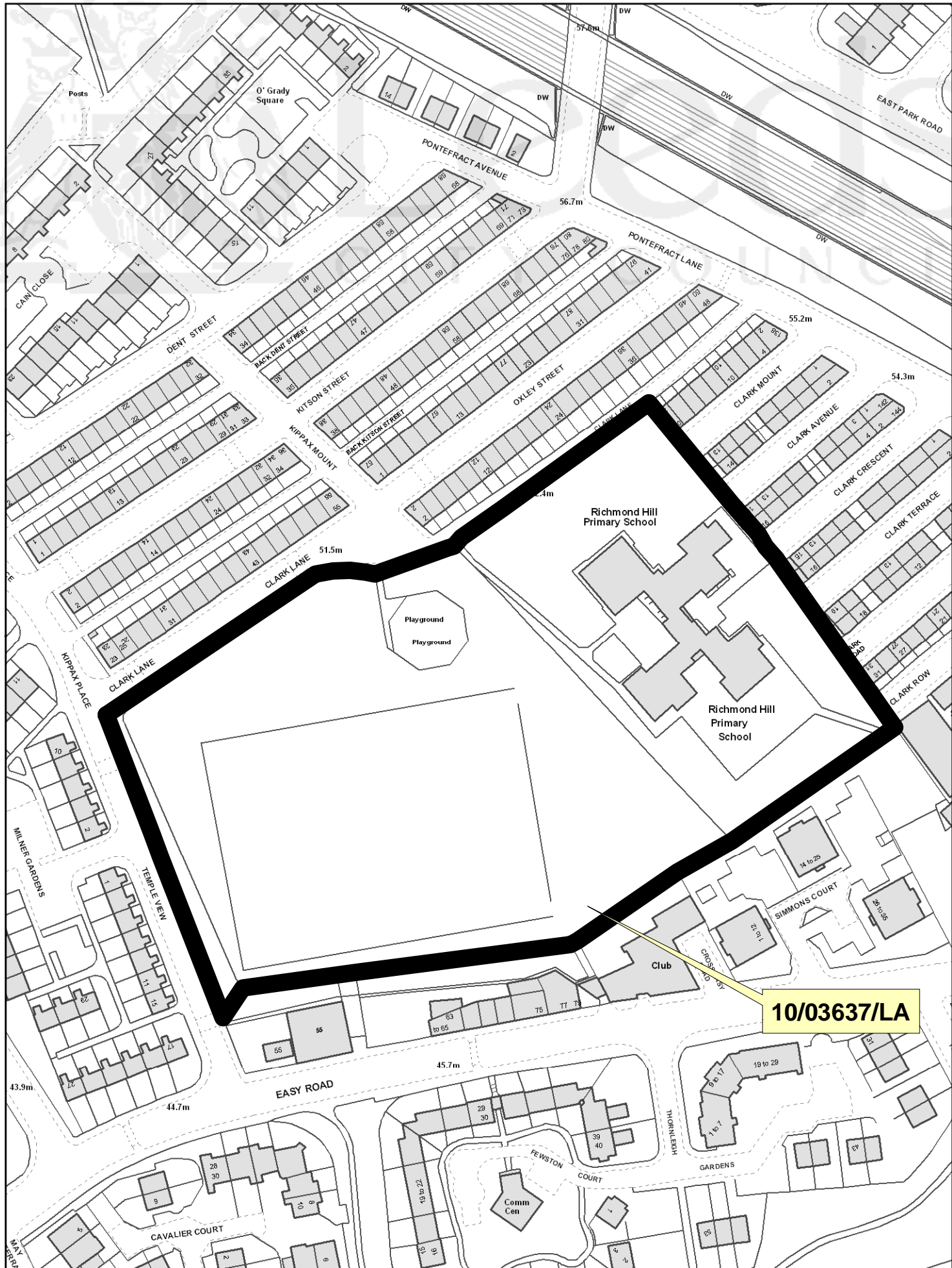
East
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West
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Received and Acceptance Stamps

Mark	Date	Details
1 03.08.10 Updated for Planning Submission		
REVISIONS		
Employer: Education Leeds		
 Interserve Project Services Ltd George Road, Erdington, Birmingham, B23 7RZ Tel: 0121 344 4888 Fax: 0121 344 4821 E-mail: mail@interserveprojects.com		
Project Title: Richmond Hill Primary School Leeds		
Key Plan: 		
Scales: 1 : 200 for the original drawing size A1		
Drn By:	Author	Ctd By: Checker Passed By: Approver Date: Issue Date
Drawing Status:		
Drawing Originator: _space		
Drawing Title: Elevations 01		
Job No:	Drawing No:	Revision:
06351	06351-A(00)GAE001	1
<small>Please keep a copy of this drawing on site - retain until 1 year after completion - work to be signed electronically only - do not work</small>		



EAST PLANS PANEL