

# ADDENDUM REPORT

Planning Committee



**Item Number: 03**

**Site: Former Tamerton Vale School**

**Planning Application Number: 15/01332/FUL**

**Applicant: Galliford Try Partnership Ltd & DCH**

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Members are advised that one further letter of representation has been received however this does not raise any additional issues.

Furthermore officers have stated within the report that 3 x 3-bedroom Shared Ownership properties will be secured. This is an error and it will in fact be 6 x 3-bedroom Shared Ownership properties.

Officers can also advise that following discussions between the Legal department and the applicant's solicitor Condition 7, as detailed within the report, is now no longer required. Officers are satisfied that the S106 will be valid without the need for this condition.

Members should also be aware that further correspondence has been received from Sport England. They have advised officers that they have concerns surrounding the delivery of the replacement sports pitches at Bond Street.

As part of the Section 77 application to dispose of education land, Plymouth City Council made a commitment to the Secretary of State for Education to deliver the Southway Community Football Hub (Bond Street Playing Pitches). The Council has agreed to ring-fence the value of the playing pitch land (valued at £775,000) to the provision of sporting facilities. Since the Section 77 agreement was approved in 2014 the Council has committed the Southway Community Football Hub to the Capital Programme. This has secured the funding and officer time required to develop the project and committed the project to the Council's 5 year Capital Programme.

As part of the S77 application the Secretary of State for Education recognised the complexities in delivering the Southway Community Football Hub given it was linked to the sale and redevelopment of three sites, Tamerton Vale School, Southway Campus and Southway Primary and did not impose a timeframe for the provision of the Football Hub. Officers understand that in order to meet Sport England's Policy Exception E4 the replacement playing fields should normally be provided prior to the commencement of development however this is just not possible in this case. Sport England would therefore like this application to provide a further commitment to the delivery of the Football Hub through the use of an obligation or condition. However, as the Football Hub is being delivered by the Council and not the applicant this is not possible.

Therefore whilst officers understand Sport England's concerns it is considered that the Council has demonstrated that the delivery of the Southway Community Football Hub is a priority and will be delivered at the earliest possible opportunity, and certainly within 3 years of commencement of works at Tamerton Vale.

Officers remain in dialogue with Sport England and a verbal update will be provided at Planning Committee to confirm whether Sport England are officially objecting to the application and what impact this has on the processing of this application.