

DEVELOPMENT CONTROL COMMITTEE

Tuesday 21st July 2015

Late Correspondence/Verbal Reports

APP/2014/0534 – Erection of new indoor training facility (Use Class D2) with associated outdoor football pitches, access, car parking, landscaping, ancillary infrastructure and floodlighting to one existing pitch

Burnley Football Club Training Ground, Stockbridge Drive, Padiham, Burnley

1. Ribble Rivers Trust - confirm that the Trust's objections to the application are withdrawn subject to the completion of a Section 106 agreement requiring an agreed financial contribution to be made available to be used for the purposes of mitigating the loss of habitat for wintering birds on the application site..
2. The Royal Society for the Protection of Birds (RSPB) – confirm that the objections to the application are withdrawn subject to the completion of a Section 106 agreement requiring an agreed financial contribution to be made available to be used for the purposes of mitigating the loss of habitat for wintering birds on the application site.
3. The National Trust – comment as follows:

The move towards making replacement provision in the form of additional wetland habitat 'nearby' that would be suitable for over-wintering species such as snipe is a positive step. Such provision has the potential to address the concerns that NT has raised in its earlier responses and which had led us to raise a specific objection to the application.

The information available to us at present regarding this proposal is sparse and it is unclear that there is a binding commitment in terms of the extent, location, creation and long term management of the proposed new habitat. All of those matters are, in our view, fundamental to an acceptable compensatory provision being achieved. If a suitable Agreement can be put in place that provides suitable safeguards in respect of those matters then it would be possible to conclude that the specific issues in respect of over-wintering birds had been suitably addressed.

(A Section 106 is proposed which would require the applicant to provide a financial contribution which will be utilised in conjunction with the Ribble Life Catchment Partnership, to provide suitable measures to mitigate, or as a last resort, to compensate for the loss of wintering bird habitat on the site)

4. It is recommended that the wording of Condition 6 is amended slightly to read

'All proposed floodlighting / lighting for the development shall be of the LED type lighting, and shall be directional towards the application areas it is intended for. Where necessary, louvres (integral or external) shall be able to be fitted to ensure that the light spill onto identified foraging and commuting bat routes or the surrounding landscape is minimised, as set out in the application. The proposed lighting shall be suitably controlled so that it is only lit when the facilities are in use and no further lighting shall be provided without a further planning permission being sought and granted.'

- 5 The Section 106 Agreement also will include a provision that the extant permission for an indoor pitch approved in 2011 APP/2010/0513) will not be constructed if the current application is implemented.