

Member of Central Planning Committee
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND



10 April 2017

Ref: 002074/L009

Dear Councillor,

PROPOSED DEVELOPMENT ON OTELEY ROAD, SHREWSBURY BY LIDL UK GMBH – 16/00181/FUL

Further to the above planning application submitted by Lidl UK GmbH and the publication of the agenda for the 13 April 2017 meeting of the Central Planning Committee, we write to clarify matters presented in the officer report to ensure that Committee Members are fully aware of the key issues.

Reconsideration of application 16/00181/FUL

On 24 November 2016, Central Planning Committee resolved to delegate authority to the Area Planning Manager to grant planning permission for the proposed Lidl development subject to conditions and a legal agreement to secure a contribution towards public transport improvements and the match day management of the car park. This decision was made in the knowledge of a Sport England objection to the proposal, which was clearly stated in the officer report and was a subject discussed by Members during the committee meeting.

Since that resolution was made, Sport England has reconfirmed that it maintains its objection to the Lidl scheme on the grounds that it will result in the loss of a sports pitch. Officers contend that the re-confirmation of this objection represents a material change and, therefore, the application is being returned to committee for reconsideration.

Sport England Objection

Sport England has confirmed that its objection to the Lidl application would be withdrawn once a suitable legal agreement is in place to provide for replacement sports pitch provision. Sport England estimated that the cost of the works to replace a football pitch were approximately £65,000.

Planning Obligations

Shrewsbury Town Football Club (STFC) is promoting two planning applications that site alongside the Lidl application on the agenda for the 13 April 2017 meeting. The STFC applications make a

commitment to provide a number of community benefits, which will be secured by legal agreement. These benefits include:

-) £65,000 contribution towards enhancing sports pitch provision;
-) A significant improvement in the physical quality of community sports facilities located at Greenhouse Meadow, to include a high quality football pitch (current first team training pitch) and supporting facilities to include changing rooms;
-) A significant enhancement in the availability of community sports facilities at Greenhouse Meadow, with the new community pitch (and other facilities) being available to Shrewsbury Town in the Community for 43 hours per week and the wider community for 57 hours per week.

STFC will, therefore, not only deliver a substantial package of benefits that materially enhance the physical quality and availability of the community football pitch that it is required to deliver, but will also provide a financial sum for the Council to invest in for further sports pitch improvements.

The planning obligations sought from the Lidl application remain the same as those approved by Committee in November 2016 i.e. a contribution towards improving public transport on Oteley Road and the agreement of a match day car park management plan.

Difference in Approach

Whilst Sport England requires compensation for the loss of a sports pitch to be delivered through the Lidl application, it is evident that Central Planning Committee has taken a different approach. As evidenced by the outcome of the November 2016 committee meeting, Central Planning Committee requires compensation for the loss of sports pitches to be delivered by STFC.

Whilst Sport England has maintained its objection to the Lidl application, it is, nevertheless, clear that the basis of Sport England's objection will be fully addressed by STFC's planning obligations.

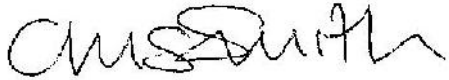
Officer Report Clarifications

The officer report on the Lidl application makes references to '*additional enhancements and the financial contribution now proposed by the applicant*'. It is important that members are fully aware that, in this context, the '*applicant*' is STFC, not Lidl.

The officer recommendation is that the Lidl application be granted planning permission (under delegated authority) subject to conditions and a legal agreement to secure a financial contribution towards public transport improvements and a match day car park management plan. Accordingly, it continues to be the case that Lidl will not be required by the Council to deliver any physical or financial contribution to mitigate the loss of a sports pitch. The sports pitch enhancements and the financial contribution will instead be delivered by STFC.

We trust that the above fully clarifies how the Sport England objection is being satisfied and which planning obligations will be delivered by the Lidl and which by STFC and, therefore, will assist the consideration of matters at the committee meeting.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Smith', with a stylized, cursive script.

Chris Smith

chris@planalimited.co.uk

cc: Karen Townend – Shropshire Council
Miranda Garrard – Shropshire Council
Ian Kilby – Shropshire Council