



Planning & Transportation, Chingford Municipal Offices, The Ridgeway, London E4 6PS

Chelsfield PLC
67 Brook Street
London
W1K 4NJ

Date of Decision: 16 December 2004

TOWN AND COUNTRY PLANNING ACT 1990

Application no: **2003/0650/OUT**

Description of work: **Stratford City Proposals: Outline application for the laying out of playing fields, both turfed and artificial, ancillary sports pavillion, floodlighting, changing facilities and car parking as shown on drawing numbers AA39097/P-94-040 received on 18 October 2004, P-98-020 received on 02 May 2003.**

Location of work: **Open space at Temple Mill Lane.**

Your application together with attached drawings for the above development has been considered and in pursuance of the powers exercised by them as local planning authority this Council DO HEREBY GIVE NOTICE of the decision to GRANT permission for the development.

Subject to compliance with the following conditions:





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- 1 The development shall not commence until approval of the following reserved matters has been obtained from the local planning authority in writing:
 - a) siting of the building(s)/playing fields/multi-use games area/softball pitch and tennis courts
 - b) design of the building(s)
 - c) external appearance of the building(s) including materials and finishes
 - d) means of access
 - e) landscaping of the site including details of all plants and trees, maintenance schedule, hard and soft landscaping.
 - f) details including heights and materials of all means of enclosure including fencing and walling.
 - g) details of any floodlighting and supporting columns. Details should include appearance, technical details of power, intensity, orientation and screening of lamps.

The development shall then be carried out in full accordance with the approved details.
- 2 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of twelve years from the date of this permission.
- 3 The development hereby permitted shall be begun either before the expiration of fifteen years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 4 The planting scheme as approved under condition 1 shall be implemented during the planting season following the first occupation of the proposed development. It shall then be maintained for a period of five years. During this period any plant that is removed, uprooted or destroyed or dies or becomes in the opinion of the local planning authority seriously damaged or defective, another plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation and any replacement plants that are removed, uprooted, etc shall similarly be replaced.
- 5 The development hereby permitted shall be completed in accordance with the Councils "Access for All" access guidelines "Public Buildings".





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- 6 Prior to the commencement of development a strategy for the construction and operation of the playing fields proposals shall be submitted to and approved by the Local Planning Authority". That strategy should include details of the following:
- Dual use of the playing field area for the campus school on Stratford Rail Lands and the wider community needs of Leyton and Stratford City, with priority use given to the school;
 - Management agreement for the dual use of the school
 - Designation and relocation of suitable receptor site for the lizard colony and any enhancement prior to their translocation from Temple Mills MOL
 - Bridge connection between the playing fields site and the school campus with details of proposed access arrangements
 - The provision of the MUGA by the time schools open at neighbouring education campus
 - Playing fields to be provided before 60% of the residential units in zones 4 & 5 of the Stratford City site are occupied

Unless otherwise agreed in writing with the Local Planning Authority, the proposals shall be built and maintained in accordance the agreed strategy

For the following reasons:

- 1 The application is submitted in outline only and further details are required to comply with Policy ENV1.
- 2 To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, taking specific account of the intended timing and phasing of the Stratford Rail Lands development.
- 3 To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, taking specific account of the intended timing and phasing of the Stratford Rail Lands development
- 4 To enhance the appearance of the area to comply with Policy ENV12 of the Council's Unitary Development Plan.
- 5 To ensure the development complies with the Council's access standards and to ensure compliance with Policy ENV1 of the Council's Unitary Development Plan.
- 6 To ensure the appropriate use, access, nature conservation and management of the site in compliance with Policies ENV1, ENV25, LAR5 of the Adopted Unitary Development Plan 1996.



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Informatives

1 Summary of the reasons for approving the application

Permission has been granted for this development because there are insufficient grounds to withhold consent on the basis of the development plan and other material considerations. The application has been considered against the following policies in the development plan: ENV1, ENV15, ENV25, ENV26, LAR5.

2 The planning application was accompanied by an environmental statement. The environmental statement and other environmental information was taken into account by the Local Planning Authority in reaching its decision to grant this permission. Where considered appropriate to do so, conditions have been imposed in order to tie this permission to the development assessed in the environmental statement.



SIGNED: Group Manager, Development Control
on behalf of the London Borough of Waltham Forest



NOTES

- (i) By virtue of Section 91 of the Town and Country Planning Act 1990, the development hereby authorised shall be commenced within a period of five years from the date of this permission unless otherwise stated.
- (ii) By virtue of Section 92 of the Town and Country Planning Act 1990, application for approval of reserved matters must be made within a period of three years from the date of the outline planning permission unless otherwise stated; and the development hereby authorised shall be commenced either:
 - (a) within a period of five years from the date of this outline planning permission unless otherwise stated; or
 - (b) within a period of two years from the final approval of reserved matters unless otherwise stated, whichever date is the later.

Appeals of the Secretary of State

- o If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment, Transport and the Regions under Section 78 of the Town and Country Planning Act 1990.
- o If you want to appeal, then you must do so within six months of the date of this notice if your application was made before 5 September 2003, or within three months if made after that date, using a form which you can get from The Planning Inspectorate, 3/15A Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- o The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- o The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- o In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

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