

Joe Fleetwood

From: Katie Searle <k.searle@hssparchitects.co.uk>
Sent: 25 September 2024 09:25
To: Joe Fleetwood
Cc: James Botterill; tony blanchard; 'Gemma Thompson (Wolfdale School)'; Info
Subject: FW: 24/00720/FUL - Ratby Cricket Club, Desford Lane, Ratby

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Joe,

I hope you're well. We have almost finished collating the information as discussed, but in the meantime, we think on balance it will be more straightforward to withdraw the current application and resubmit a new one.

Could you therefore withdraw the application please?

Many thanks,

Katie

Katie Searle
Architectural Assistant

E-mail: k.searle@hssparchitects.co.uk
Tel: 01664 563288



HSSP Architects Limited. Registered office: Pera Business Park, Nottingham Road, Melton Mowbray, Leicestershire, LE13 0PB
Tel: 01664 563 288 Registered in England & Wales Registered number 06364232 www.hssparchitects.co.uk

This communication and any attachments may contain confidential and privileged information. If this has been sent to you in error you may not disclose its contents to anyone or forward it in any form. Please telephone this office to inform the sender of this error. You should carry out your own virus check before opening any attachments. We accept no responsibility for any loss or damage which may be caused by software viruses or interception/interruption of this email.

From: Katie Searle
Sent: 13 September 2024 11:21
To: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>
Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Lindon Morgan <Lindon.Morgan@hinckley-bosworth.gov.uk>; James Botterill <j.botterill@hssparchitects.co.uk>; tony blanchard <tony.blanchard@wolfdaleschool.leics.sch.uk>; 'Gemma Thompson (Wolfdale School)' <gemma.thompson@wolfdaleschool.leics.sch.uk>
Subject: RE: 24/00720/FUL - Ratby Cricket Club, Desford Lane, Ratby

Hi Joe,

Thanks for your email. James and I have had a Teams call with Tony and Gemma from Wolfdale School this morning. We're happy to amend the current application via the actions requested in your email, and have

already received some of the information from the client. I'm on holiday next week, but will compile all required information when I'm back and get this over to you as soon as possible.

Kind regards,

Katie

Katie Searle

Architectural Assistant

Notice of upcoming leave: Monday 16 September to Friday 20 September 2024

E-mail: k.searle@hssparchitects.co.uk

Tel: 01664 563288



HSSP Architects Limited. Registered office: Pera Business Park, Nottingham Road, Melton Mowbray, Leicestershire, LE13 0PB
Tel: 01664 563 288 Registered in England & Wales Registered number 06364232 www.hssparchitects.co.uk

This communication and any attachments may contain confidential and privileged information. If this has been sent to you in error you may not disclose its contents to anyone or forward it in any form. Please telephone this office to inform the sender of this error. You should carry out your own virus check before opening any attachments. We accept no responsibility for any loss or damage which may be caused by software viruses or interception/interruption of this email.

From: Joe Fleetwood <Joe.Fleetwood@hinckley-bosworth.gov.uk>

Sent: 11 September 2024 12:20

To: James Botterill <j.botterill@hssparchitects.co.uk>; Katie Searle <k.searle@hssparchitects.co.uk>

Cc: Emma Baumber2 <Emma.Baumber@hinckley-bosworth.gov.uk>; Lindon Morgan <Lindon.Morgan@hinckley-bosworth.gov.uk>

Subject: 24/00720/FUL - Ratby Cricket Club, Desford Lane, Ratby

Good afternoon,

I hope you are well.

Following on from our site meeting and telephone call please find below our comments on the application and how we see the best way to proceed is.

The application is currently for the conversion of the northern pavilion to serve Wolfdale school, from the visit it is clear that this has already been implemented prior to receiving any planning permission and as such has added complications to the proposal. It is noted that this has been done ultimately at the applicants own risk and if the application is minded for refusal, is liable for enforcement action.

Sport England have a holding objection which was outlined in my previous correspondence, and it was stated by them that they wanted certainties in place that the southern pavilion would be implemented in line with the original permission prior to converting the northern pavilion. By continuing work unlawfully at the site despite previous warnings, the applicant has now nullified this reasonably straightforward option. It was also established during the site meeting that the southern pavilion is not being built in accordance with the previously approved plans and that it is the applicants intention to submit a fresh application for this site.

As a result of the ongoing unlawful works on site it is now seen as the best way forward that this application is amended to reflect the retrospective nature of the development of the northern pavilion, with plans included under this application for the development of the southern pavilion - this would need to make clear of the existing works which have been done including the changing facilities currently there. The two

pavilions, whilst the applicant suggested that they are not linked, ultimately are and must be, to ensure that the site has no loss of its sporting function and facilities.

The amended application would also require a clear statement including details of exactly what is proposed for the southern pavilion including realistic timescales on the delivery of the southern pavilion and details of the "match funding" from the FA/FF which the applicant discussed on site. By providing this clearly, it should allow Sport England to understand the exact on goings and intentions at the site. The amended application is required and, as discussed on the telephone, we would not be confident in allowing the application for the Northern pavilion prior to approving the southern pavilion.

It is also noted that the site has a significant amount of ongoing planning enforcement action ongoing, it is therefore required that this application is made as clear and honest as possible to ensure some degree of trust in what is proposed to be delivered. In addition to this, it is strongly suggested that no further unauthorised works are conducted on the site prior to receiving any form of planning permission, as the current northern pavilion is operating unlawfully.

Actions required:

- Amended application form
- Amended additional fee for the application
- Amended plans
- Additional information including statements details the timescales, match funding and business plan for the site.
- Photographs of the existing northern and southern facilities states would also be useful.

Please advise how you wish to proceed in due course, whether this be by amending the current application (which would restart the clock) or by withdrawing and submitting a fresh application with all relevant details.

I will end this email by saying that both the development management and enforcement teams have aimed to work proactively with the applicant over the last year. Despite this unauthorised work has continued on site which as outlined above has only made the positive determination of this planning application more difficult. The submission is based on an element of trust that the applicant will deliver the completion of the southern pavilion, however, the ongoing unauthorised development on the site does little to support that. As above, please cease any further unauthorised works on site, and meant with the best intentions, we can only warn that this could put the ongoing operation of Wolfdale School at risk for both the applicant and students attending and for that reason I would be grateful if this email could be passed on the applicant.

Kind regards,

Joe Fleetwood
Planning Officer
Hinckley & Bosworth Borough Council

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: www.hinckley-bosworth.gov.uk

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141