

# Supplemental Items for District Planning Committee

Wednesday, 3rd December, 2014 at 6.30  
pm

in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

- |     |  |   |
|-----|--|---|
| (1) | <b>Application No. &amp; Parish: 14/01558/FUL - Land at Bradfield College, Bradfield</b> | 1 - 10  |
|     | <b>Proposal:</b>   | Construction of six high performance tennis courts including floodlighting, landscaping, car parking, vehicular and pedestrian link at land to the north of New Road, Bradfield College.              |
|     | <b>Location:</b>   | Land at Bradfield College, Bradfield  |
|     | <b>Applicant:</b>  | Bradfield College   |
|     | <b>Officer</b>   | To delegate to the Head of Planning and   |
|     | <b>Recommendation:</b>   | Countryside to refuse planning permission.  |
|     | <b>Eastern Area</b>  | <b>RESOLVED that</b> the Head of Planning and   |
|     | <b>Planning Committee</b>  | Countryside be authorised to grant planning   |
|     | <b>Decision:</b>   | permission subject to conditions. However, as this decision conflicted with Council Policy and the NPPF, the application would be referenced up to the District Planning Committee for determination. |

Andy Day  
Head of Strategic Support

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Linda Pye - Tel: (01635) 519052 - Email: [lpye@westberks.gov.uk](mailto:lpye@westberks.gov.uk) on (01635) 519052  
e-mail: [lpye@westberks.gov.uk](mailto:lpye@westberks.gov.uk)



## Supplemental Items

**District Planning Committee to be held on Wednesday, 3 December 2014** *(continued)*

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West Berkshire  
C O U N C I L

**DISTRICT PLANNING COMMITTEE  
DATED 3<sup>rd</sup> DECEMBER 2014**

**UPDATE REPORT**

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,  
Part 2 - any applications that have been deferred for a site visit,  
Part 3 - applications where members of the public wish to speak,  
Part 4 - applications that have not attracted public speaking.

<b>Part 1</b>	N/A
<b>Part 2</b>	N/A
<b>Part 3</b>	Item (1) 14/01558/FUL Land At Bradfield College, Bradfield Pages 7- 44
<b>Part 4</b>	N/A

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**DISTRICT PLANNING COMMITTEE  
ON 03 DECEMBER 2014**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 14/01558/FUL                      **Page No.** 7 - 44  
**Site:** Land At Bradfield College, Bradfield

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**Planning Officer Presenting:** Dave Pearson

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Support(s) speaking:** N/A

**Applicant/Agent speaking:** Trefor Llewellyn on behalf of Bradfield College/ Lucy White

**Ward Member(s):** Councillor Graham Pask  
Councillor Quentin Webb

**Update Information:**

The planning history of the site itself has been listed in the committee report, though this does not relate to the wider sports centre complex. This is extensive history for the remainder of this site, and is outlined below. Officers could not find a planning permission for the existing outdoor court in between the site and the main road. However, it has been in existence in excess of 10 years, and so may be immune from enforcement action.

- 14/01554/FUL: Extension to existing sports centre car park to provide additional 17 spaces (net) and associated lighting and landscape. Approved 11.08.14
- 13/03184/FUL: Extension to the rear of existing building to provide plant room for biomass heating system including two external flues. Approved 27.02.14
- 13/00565/FUL: Extension to indoor tennis centre to accommodate replacement boiler and accessible wc including erection of a 1.8 m close board fence and 0.2m retaining wall. Approved 20.05.13
- 10/02750/FUL: Temporary erection of single storey changing room building comprising 143sq m gross internal floorspace for a period of three years. Approved 05.01.11. Note this is the site for which

permission now exists for the sports centre car park extension.

10/01530/FULD: Change of Use of Pinewood Cottages from changing facilities to residential use comprising two 2 Bed Houses and two 1 Bed Houses for staff use, incorporating minor elevational changes, car parking and private amenity space. Approved 19.10.10

08/01325/FUL: Erection of a single storey extension to the existing tennis centre to provide additional storage for the college. Approved 22.08.08.

06/01667/FUL: All weather pitch with associated floodlighting, fencing and replacement floodlighting to existing pitch. Approved 19.10.06

147087: Indoor tennis centre. Approved 12.12.96.

### **Conditions**

A list of draft conditions is included with the agenda. Following discussions with the applicants and their agent an updated list of draft conditions are included with the update report. There is still some disagreement with the terms of condition 10 which sought a court management scheme. This condition is aimed at protecting the biodiversity of the site, and also to ensure the community, particularly disabled users, are able to play at reasonable times. Officers wish to see the times the community groups make use of the courts, though a timetable may be too rigid as it could evolve and change over time. This is why the condition ends with 'unless otherwise agreed in writing by the Local Planning Authority' as it allows flexibility and changes without needing to go through the planning process. This condition can be discussed further if necessary.

### **Conclusion**

The recommendation to refuse permission remains unchanged.

## 14/01558/FUL Bradfield College conditions

### 1. 3 year time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

### 2. Approved plans;

The development hereby permitted shall be carried out in accordance with the approved drawing numbers JPW0043 01 (site location plan), and 710 J received on 16<sup>th</sup> June 2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

### 3. Materials as specified

The materials to be used in the development hereby permitted shall be as specified on the plans and the application forms.

Reason: To ensure that the external materials are visually attractive. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), and Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

### 4. Landscaping

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the treatment of hard surfacing (to incorporate the use of a porous material to any hard surfaced areas) and materials to be used, a schedules of plants (noting species, plant sizes and proposed numbers/densities), an implementation programme, and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure:

- a) completion of the approved landscaping scheme within the first planting season following the completion of the development or in accordance with a programme submitted to and approved in writing by the Local Planning Authority as part of the details submitted for this condition; and
- b) any trees, shrubs or plants that die or become seriously damaged within five years of the completion of the completion of the approved landscaping scheme shall be replaced in the next planting season by plants of the same size and species; and

Thereafter the approved scheme shall be implemented in full.

Reason: To ensure the implementation of a satisfactory scheme of landscaping. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), and Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

### 5. Tree protection scheme

No development or other operations (including site clearance and any other preparatory works) shall take place until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, to be in accordance with B.S.5837:2012. Such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 6. Tree protection – construction precautions

No development or other operations shall take place until details of the proposed access, hard surfacing, drainage, soakaways and services providing for the protection of the root zones of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To ensure the protection of trees identified for retention at the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, CS18, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 7. Arboricultural Method Statement

No development, site clearance and/or other preparatory works shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area. Thereafter the development shall incorporate and be undertaken in accordance with the approved statement.

Reason: To ensure the protection of trees identified for retention at the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, CS18, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 8. Arboricultural supervision condition

No development or other operations (including site clearance, demolition and any other preparatory works) shall take place until the applicant has secured the implementation of an arboricultural watching brief in accordance with a written scheme of site monitoring, which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.



Reason: To ensure the protection of trees identified for retention at the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, CS18, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 9. Lighting

The installed lighting shall be installed and maintained in accordance with Environmental Zone E1 (as specified by the Institute of Lighting Professionals). The lighting scheme shall not thereafter be altered without the prior consent in writing of the Local Planning Authority in respect of a planning application.

Reason: In the interests of protecting biodiversity and the character of the rural area and North Wessex Downs Area of Outstanding Natural Beauty, defined in the locality with dark skies. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies ADPP5, CS17, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 10. Court Management

No development shall take place until a detailed management scheme for the tennis courts, including floodlighting, hereby approved has been submitted to and approved in writing by the Local Planning Authority. The management scheme shall include operational hours of lighting for the courts, details of court switches and a master time clock, and will include provisions that the southern courts are used in preference to the northern courts from sunset. The management scheme shall include a breakdown of the day and times of the sessions available for non-school users of the tennis courts, with particular reference to disabled tennis players. Thereafter the development shall be operated in accordance with the approved management scheme unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the protection of bat species, which are subject to statutory protection under European Legislation; to ensure that lighting is appropriate in this sensitive landscape in the Area of Outstanding Natural Beauty; and to ensure that the tennis courts are available to selected users at reasonable times. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP1, ADPP5, CS14, CS17, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 11. Hours of lighting

The floodlighting hereby approved shall only be used between the hours of 07:00 am and 10:00pm.

Reason: In the interests of the visual amenity of the area, and in the interests of the North Wessex Downs Area of Outstanding Natural Beauty. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 12. Lighting

The floodlighting hereby approved shall be turned off when the courts are not in use.

Reason: To ensure that there is not unnecessary external lighting in this sensitive location within the North Wessex Downs Area of Outstanding Natural Beauty. This condition is

imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 13. Ground works (bund) first operation

As a first development operation the ground works shall be undertaken in accordance with drawing number 710 J received on 16<sup>th</sup> June 2014.

Reason: To ensure that the mitigation is undertaken in conjunction with the development, in consideration of the location within countryside and the North Wessex Downs Area of Outstanding Beauty. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 14. Ground levels

The tennis courts shall not be brought into use until the ground levels have been undertaken in accordance with plan number 710 J received on 16<sup>th</sup> June 2014.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land, and to ensure the tennis courts are set lower in the landscape. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14, and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 15. Boundary treatment

The boundary treatment shall be completed in accordance with the approved plans before the tennis courts and floodlighting hereby permitted are first brought into use. The approved boundary treatments shall thereafter be retained.

Reason: In the interests of visual amenity. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026)/

#### 16. Details of bat boxes

No development shall commence until the locations of the 6 Schwegler 2FN bat boxes have been submitted and approved by the Local Planning Authority. The bat boxes shall be erected on trees with clear flight paths, and at 4 metres in height. Thereafter, the tennis courts and floodlighting shall not be brought into use until the bat boxes have been implemented in accordance with the approved scheme.

Reason: To ensure the protection of bat species, which are subject to statutory protection under European Legislation. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS17 of the West Berkshire Core Strategy (2006-2026).

#### 17. Construction method statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors;
- (b) Loading and unloading of plant and materials;
- (c) Storage of plant and materials used in constructing the development;

- (d) The erection and maintenance of security hoarding;
- (e) Wheel washing facilities;
- (f) Measures to control the emission of dust and dirt during construction;
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- (h) A scheme for boarding up any excavated holes to enable any fallen animals to escape.

Thereafter the construction works shall incorporate and be undertaken in accordance with the approved statement.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety, and in the interests of biodiversity. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS13 and CS17 of the West Berkshire Core Strategy (2006-2026), Policies TRANS1 and OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

18. Parking and turning in accordance with plans.

The development shall not be brought into use until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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