

# **DISTRICT PLANNING COMMITTEE**

## **MINUTES OF THE MEETING HELD ON**

### **WEDNESDAY, 3 DECEMBER 2014**

**Councillors Present:** David Allen, Jeff Beck (Substitute) (In place of Paul Bryant), Brian Bedwell, Hilary Cole (Chairman), Manohar Gopal (In place of Pamela Bale), Royce Longton, Alan Macro, Tim Metcalfe (Substitute) (In place of Graham Pask), Garth Simpson, Virginia von Celsing and Quentin Webb (Vice-Chairman)

**Also Present:** Paul Goddard (Team Leader - Highways Development Control), David Pearson (Team Leader - Development Control/Unison Chair) and Cheryl Willett (Senior Planning Officer), Linda Pye (Principal Policy Officer)

**Apologies:** Councillor Pamela Bale, Councillor Paul Bryant, Councillor Alan Law and Councillor Graham Pask

#### **PART I**

##### **1(1) Application No. & Parish: 14/01558/FUL - Land at Bradfield College, Bradfield**

*(Councillor Brian Bedwell declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a member of Bradfield College Golf Club. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 14/01558/FUL in respect of the 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.

In accordance with the Council's Constitution, Mr. Trefor Llewellyn, representative of Bradfield College and Ms. Lucy White, agent, addressed the Committee on this application.

David Pearson stated that this application had previously been considered by the Eastern Area Planning Committee on 29<sup>th</sup> October 2014 where it had been determined that the application should be approved subject to appropriate planning conditions. However, the Officers' view was that the application was contrary to the development plan policies and due to issues in relation to sustainability and the impact on the AONB, the item should be referenced up to the District Planning Committee for a decision.

Cheryl Willett reported that the proposal was for the construction of six tennis courts made of artificial clay and which would be arranged in two groups on two level terraces. It included 24 no. 8 metre high floodlights, a vehicular and pedestrian access route from the existing access road, the erection of a 2.75 metre high chain link fence, earth mounding of one metre high to the perimeter of the site and landscaping. The site was outside of the Settlement Boundary in an Area of Outstanding Natural Beauty close to a Conservation Area. Although the provision of new facilities should be encouraged they needed to be in the right location. Bradfield College was situated in an unsustainable location. Apart from the location of the site, the main reasons for refusal included the fact that there were limited travel choices to and from the application site. The development site was in an exposed part of the countryside and it was felt that the proposal would change the character of the land. However, the Planning Officer confirmed that mitigation measures put forward in respect of landscaping since the Eastern Area Planning Committee had been appreciated. The lighting was 8m in height and would be on an

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area of the College which was currently dark in landscape and therefore there would be an impact from potential light pollution. If Members' were minded to approve the application then a number of proposed conditions had been set out in the Update Sheet.

Mr. Trefor Llewellyn and Ms. Lucy White in addressing the Committee raised the following points:

- Mr. Llewellyn had been a Bursar at Bradfield College for eight years and was now representing them on this project;
- The existing indoor tennis provision at the College adhered to the elite training standards of the Lawn Tennis Association (LTA) and was the only training facility in West Berkshire that had achieved this standard;
- The new outdoor tennis facility would attract quality coaches;
- 90% of current usage was from the community and this included children of all ages and local schools and the current facility operated close to capacity;
- Approval of this proposal would enhance the outdoor facilities to an elite standard and as there was a lack of high performance tennis courts in the area this facility would mean journey times would be reduced for residents of West Berkshire;
- The new tennis courts would be available for use by outside schools;
- The proposal was in accordance with the National Planning Policy Framework (NPPF) which supported the provision of sports facilities in rural areas to meet local need;
- The light spillage from the floodlights would be minimal as the site was below the level of the road and additional landscaping would be provided on the site;
- The current tennis facilities at Bradfield College were the only ones in the area which met the LTA criteria and therefore the proposed outdoor facilities could not be provided elsewhere;
- This was an excellent opportunity for new elite sporting facilities in West Berkshire and the proposal had widespread support from the local community;
- Ms. Lucy White felt that Planning Officers had adopted a cautious approach as the benefits of the scheme outweighed any policy conflicts;
- The appearance of the site would be dominated by grass slopes and new planting;
- The Eastern Area Planning Committee had recognised the benefits that this development would bring and she stated that any increase in traffic would be minimal.

Councillor Quentin Webb referred to page 15 of the agenda and in particular the comment made by the Conservation Officer as to whether an appraisal of alternative sites within the College complex had been undertaken. Mr. Llewellyn confirmed that alternative sites had been considered but that land was restricted within the Settlement Boundary. The College had also over the years developed its facilities to ensure that it was viable and therefore space was limited. The proposed site seemed to be the best location particularly as it was situated adjacent to the indoor centre which would enable co-location and provision of both indoor and outdoor courts.

Councillor Webb asked whether the College was happy with the proposed planning conditions should the application be approved. Mr. Llewellyn confirmed that the College would be happy to accept the conditions. Councillor Webb specifically referred to the condition in relation to the lights. Ms. White advised that lights would only be switched on

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when individual courts were in use. Individual controls would be installed for each court and she gave a commitment that the College would manage the use of lights.

Councillor Jeff Beck referred to page 12 of the report where one of the objections from the Parish Council stated that 'the south side of the tennis courts should have trees of 3m high to alleviate traffic confusion.' He could not understand why the traffic would be confused and there did not appear to be any landscaping on the south side in any event on the plan. Mr. Llewellyn confirmed that this related to the earlier scheme. It was now proposed to extend the planting along that boundary and he confirmed that he had gone back to the Parish Council on that issue. The revised scheme had substantially more planting than the original.

Councillor Alan Macro queried whether the 2.75m fence would be alongside the tennis courts or on top of the earth mound. It was confirmed that the fence would be alongside the courts.

Councillor Alan Macro noted that there was not a site in the Settlement Boundary which was suitable for such a facility and he queried whether the College or the LTA had looked further afield such as Theale Green School. Mr. Llewellyn confirmed that the facilities would be provided essentially to serve the pupils of the College but when not in use by the school then it would be open for community use. There was a shortage of such elite facilities in the area. The surface of the courts was of a specific quality in order to progress high performers on to a national level and this would be a quality facility which could be used both locally and nationally.

Councillor Virginia von Celsing felt that black fencing would be less intrusive in the countryside rather than green as it would blend in better. Mr. Llewellyn confirmed that he would be happy to use whatever colour the Committee felt to be most appropriate and that he would be willing to liaise with Planning Officers on that issue.

Councillor Garth Simpson made reference to the traffic management arrangements where it was noted that there was currently 590 traffic movements per week and that this could increase to 738 per week. 90% of traffic would be local and 10% LTA elite students who would have to travel from out of the district. Mr. Llewellyn confirmed that at present there were no courts of this standard within the district. The nearest ones would be in Abingdon, Bath, Southampton or Bisham Abbey. A typical travel journey to access courts of this standard would be 25 miles each way.

Councillor Hilary Cole queried who would be using this facility and would it attract people who normally went to other locations. Mr. Llewellyn confirmed that he had been speaking generally about British tennis – the country seemed to be good at getting young children involved with tennis but when they achieved a certain level the numbers tended to drop off due to the lack of available facilities. The College was not looking to attract national players but to develop those within West Berkshire. Councillor Cole asked what the furthest distance would be for local members to travel. It was confirmed that the maximum would probably be 10 miles. Councillor Cole also noted that the educational benefit had not been expanded on. Mr. Llewellyn responded that the College had teams of all ages and levels and the ability to use the high quality courts would be necessary to progress their level of expertise. The new facilities would also enhance the standard of the coaches and it was hoped that the local schools and the local community would be able to benefit from that. The facility would be extended for use by all local schools who had a relationship with the College and a programme would also be available for disabled players.

Councillor Quentin Webb, speaking as Ward Member, made the following comments:

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- This item had been called to Committee for a decision due to the high profile and the local concerns raised;
- The application site was outside the Conservation Area but in the AONB. However, the view from the proposed development would not impact on any neighbouring properties;
- He did not feel that approving this application would set a precedent as there was no building on the site;
- The reduced height of the lights and the management of the power would limit the amount of light overspill;
- Facilities were already available on site for changing;
- The increase in traffic movement of 20 vehicles per day was a minimal increase;
- All those who had been consulted on the application had given positive views and therefore he felt that the scheme was acceptable.

Councillor Virginia von Celsing noted that the Parish Council had not attended the meeting to raise their objections to the proposal. It was confirmed that the Parish Council had stated their views in the agenda but they had not felt strongly enough and had therefore decided not to attend.

Councillor Brian Bedwell stated that the East of the District had very few good facilities and particularly in relation to sport. If one referred to the resident surveys that used to be sent out one of the main issues was around lack of facilities. He felt that this facility would be a marvellous addition to the area. Young people needed to take part in sports as part of their education and local schools would be able to make use of the facilities. In regard to the traffic Councillor Bedwell confirmed that he used the road 4-5 times a week and he was often the only vehicle on it. He therefore felt that any increase would be small and would have a minimal impact. He thanked the College for offering the facility.

Councillor Jeff Beck had read the reports and had visited the site and felt that this was an opportunity which should not be missed. He recommended that the Committee should give serious consideration to approving the application in accordance with the conditions which were set out on the Update Sheet. Councillor Brian Bedwell seconded the proposal.

Councillor Virginia von Celsing stated that she lived close to Bradfield College and agreed with the point that the traffic impact would be minimal. The College had a thriving tennis facility at present but on balance there was an overriding need to enhance the tennis provision.

Councillor Alan Macro felt that this would be a useful facility but he had concerns about what the effect would be on the AONB and open countryside. There had been a number of previous extensions to the College and Councillor Macro was now concerned about road safety rather than the volume of traffic. The footways were narrow through the village and he considered that a travel plan should be requested which would encourage traffic to come to the site from a safer direction.

Councillor Tim Metcalfe felt that there were three main issues. The first was in relation to the AONB and the Settlement Boundary. He agreed that the east of the district was particularly short of sporting facilities and it tended to be dominated by housing. The DPD had extended boundaries into the countryside and he thought that current policies allowed for sports facilities in the AONB and rural areas. The lights were an issue but the College already had lights on the top of the hill on the Astro turf pitch and they did stand out. However, the proposed site of the tennis courts was a different case as it was in a

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valley and the lights would be pointing downwards. The issue of sustainability had been raised and Councillor Metcalfe referred to the daily traffic jams in Newbury or Pangbourne which produced noxious fumes. This was not the case in Bradfield.

Councillor Garth Simpson noted that the additional 21 traffic movements would be spread across the day and would therefore not be an issue. He felt that the Council was being entirely pessimistic and Bradfield College was being inspirational and Councillor Simpson felt that the Committee should therefore support this application.

The Highways Officer referred to the increased level of community use of up to 90% of all users, when originally it was supposed to be mostly for the college. It was also the intention for the proposed tennis centre to become a major centre for elite tennis in central/southern England, so surely another more sustainable location could be found in central/southern England. He was not objecting to the application on highway safety or congestion terms but purely on policy grounds (specifically Local Policy CS13 and TRANS1 and in the NPF paragraphs 30 and 34). The site could only be accessed via the car and was therefore clearly contrary to those policies. Although an additional 148 traffic movements was not significant the Council had had appeals dismissed on applications where the site was more sustainable and traffic levels were even less.

The Planning Officer said that a site outside the AONB and connected to public transport such as Theale Green would be an ideal location. However, Members needed to weigh the advantages against the disadvantages. Bradfield College was a difficult location to get to through winding country lanes. To say this was the only site available was not true but this was the only one on offer. It was the opinion of the Officers that this was the wrong location but the decision would be up to Members and if approved then Officers would work with the applicants to achieve the best outcome.

Councillor Hilary Cole referred to the issue of sustainability. West Berkshire was a rural district and that would always be an issue here. The proposed development was in the AONB and would be located in an impressive valley on the other side of the River Pang. Some mitigation would be included with the bunding and landscaping and Councillor Cole agreed that the colour of the fencing would be better in black.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

### 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

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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).

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### 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

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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



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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.

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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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Councillor Quentin Webb, speaking as Ward Member, made the following comments:

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- This item had been called to Committee for a decision due to the high profile and the local concerns raised;
- The application site was outside the Conservation Area but in the AONB. However, the view from the proposed development would not impact on any neighbouring properties;
- He did not feel that approving this application would set a precedent as there was no building on the site;
- The reduced height of the lights and the management of the power would limit the amount of light overspill;
- Facilities were already available on site for changing;
- The increase in traffic movement of 20 vehicles per day was a minimal increase;
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Councillor Virginia von Celsing noted that the Parish Council had not attended the meeting to raise their objections to the proposal. It was confirmed that the Parish Council had stated their views in the agenda but they had not felt strongly enough and had therefore decided not to attend.

Councillor Brian Bedwell stated that the East of the District had very few good facilities and particularly in relation to sport. If one referred to the resident surveys that used to be sent out one of the main issues was around lack of facilities. He felt that this facility would be a marvellous addition to the area. Young people needed to take part in sports as part of their education and local schools would be able to make use of the facilities. In regard to the traffic Councillor Bedwell confirmed that he used the road 4-5 times a week and he was often the only vehicle on it. He therefore felt that any increase would be small and would have a minimal impact. He thanked the College for offering the facility.

Councillor Jeff Beck had read the reports and had visited the site and felt that this was an opportunity which should not be missed. He recommended that the Committee should give serious consideration to approving the application in accordance with the conditions which were set out on the Update Sheet. Councillor Brian Bedwell seconded the proposal.

Councillor Virginia von Celsing stated that she lived close to Bradfield College and agreed with the point that the traffic impact would be minimal. The College had a thriving tennis facility at present but on balance there was an overriding need to enhance the tennis provision.

Councillor Alan Macro felt that this would be a useful facility but he had concerns about what the effect would be on the AONB and open countryside. There had been a number of previous extensions to the College and Councillor Macro was now concerned about road safety rather than the volume of traffic. The footways were narrow through the village and he considered that a travel plan should be requested which would encourage traffic to come to the site from a safer direction.

Councillor Tim Metcalfe felt that there were three main issues. The first was in relation to the AONB and the Settlement Boundary. He agreed that the east of the district was particularly short of sporting facilities and it tended to be dominated by housing. The DPD had extended boundaries into the countryside and he thought that current policies allowed for sports facilities in the AONB and rural areas. The lights were an issue but the College already had lights on the top of the hill on the Astro turf pitch and they did stand out. However, the proposed site of the tennis courts was a different case as it was in a

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Councillor Garth Simpson noted that the additional 21 traffic movements would be spread across the day and would therefore not be an issue. He felt that the Council was being entirely pessimistic and Bradfield College was being inspirational and Councillor Simpson felt that the Committee should therefore support this application.

The Highways Officer referred to the increased level of community use of up to 90% of all users, when originally it was supposed to be mostly for the college. It was also the intention for the proposed tennis centre to become a major centre for elite tennis in central/southern England, so surely another more sustainable location could be found in central/southern England. He was not objecting to the application on highway safety or congestion terms but purely on policy grounds (specifically Local Policy CS13 and TRANS1 and in the NPF paragraphs 30 and 34). The site could only be accessed via the car and was therefore clearly contrary to those policies. Although an additional 148 traffic movements was not significant the Council had had appeals dismissed on applications where the site was more sustainable and traffic levels were even less.

The Planning Officer considered that a site outside the AONB and connected to public transport such as Theale Green would be better suited for this type of facility. However, Members needed to weigh the advantages against the disadvantages. Bradfield College was a difficult location to get to through winding country lanes. To say this was the only site available was not true but this was the only one on offer. It was the opinion of the Officers that this was the wrong location but the decision would be up to Members and if approved then Officers would work with the applicants to achieve the best outcome.

Councillor Hilary Cole referred to the issue of sustainability. West Berkshire was a rural district and that would always be an issue here. The proposed development was in the AONB and would be located in an impressive valley on the other side of the River Pang. Some mitigation would be included with the bunding and landscaping and Councillor Cole agreed that the colour of the fencing would be better in black.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

### 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. Schedule of materials

No development shall take place until a schedule of the materials to be used for the tennis courts, fencing and hard surfaced areas has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the

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current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

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).

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### 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



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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).

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### 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.

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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).

**Application No. & Parish: 14/01558/FUL - Land at Bradfield College, Bradfield**

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*(Councillor Brian Bedwell declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a member of Bradfield College Golf Club. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 14/01558/FUL in respect of the 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.

In accordance with the Council's Constitution, Mr. Trefor Llewellyn, representative of Bradfield College and Ms. Lucy White, agent, addressed the Committee on this application.

David Pearson stated that this application had previously been considered by the Eastern Area Planning Committee on 29<sup>th</sup> October 2014 where it had been determined that the application should be approved subject to appropriate planning conditions. However, the Officers' view was that the application was contrary to the development plan policies and due to issues in relation to sustainability and the impact on the AONB, the item should be referenced up to the District Planning Committee for a decision.

Cheryl Willett reported that the proposal was for the construction of six tennis courts made of artificial clay and which would be arranged in two groups on two level terraces. It included 24 no. 8 metre high floodlights, a vehicular and pedestrian access route from the existing access road, the erection of a 2.75 metre high chain link fence, earth mounding of one metre high to the perimeter of the site and landscaping. The site was outside of the Settlement Boundary in an Area of Outstanding Natural Beauty close to a Conservation Area. Although the provision of new facilities should be encouraged they needed to be in the right location. Bradfield College was situated in an unsustainable location. Apart from the location of the site, the main reasons for refusal included the fact that there were limited travel choices to and from the application site. The development site was in an exposed part of the countryside and it was felt that the proposal would change the character of the land. However, the Planning Officer considered that mitigation measures put forward in respect of landscaping had been appreciated. The lighting was 8m in height and would be on an area of the College which was currently dark in landscape and therefore there would be an impact from potential light pollution. If

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Members' were minded to approve the application then a number of proposed conditions had been set out in the Update Sheet.

Mr. Trefor Llewellyn and Ms. Lucy White in addressing the Committee raised the following points:

- Mr. Llewellyn had been a Bursar at Bradfield College for eight years and was now representing them on this project;
- The existing indoor tennis provision at the College adhered to the elite training standards of the Lawn Tennis Association (LTA) and was the only training facility in West Berkshire that had achieved this standard;
- The new outdoor tennis facility would attract quality coaches;
- 90% of current usage was from the community and this included children of all ages and local schools and the current facility operated close to capacity;
- Approval of this proposal would enhance the outdoor facilities to an elite standard and as there was a lack of high performance tennis courts in the area this facility would mean journey times would be reduced for residents of West Berkshire;
- The new tennis courts would be available for use by outside schools;
- The proposal was in accordance with the National Planning Policy Framework (NPPF) which supported the provision of sports facilities in rural areas to meet local need;
- The light spillage from the floodlights would be minimal as the site was below the level of the road and additional landscaping would be provided on the site;
- The current tennis facilities at Bradfield College were the only ones in the area which met the LTA criteria and therefore the proposed outdoor facilities could not be provided elsewhere;
- This was an excellent opportunity for new elite sporting facilities in West Berkshire and the proposal had widespread support from the local community;
- Ms. Lucy White felt that Planning Officers had adopted a cautious approach as the benefits of the scheme outweighed any policy conflicts;
- The appearance of the site would be dominated by grass slopes and new planting;
- The Eastern Area Planning Committee had recognised the benefits that this development would bring and she stated that any increase in traffic would be minimal.

Councillor Quentin Webb referred to page 15 of the agenda and in particular the comment made by the Conservation Officer as to whether an appraisal of alternative sites within the College complex had been undertaken. Mr. Llewellyn confirmed that alternative sites had been considered but that land was restricted within the Settlement Boundary. The College had also over the years developed its facilities to ensure that it was viable and therefore space was limited. The proposed site seemed to be the best location particularly as it was situated adjacent to the indoor centre which would enable co-location and provision of both indoor and outdoor courts.

Councillor Webb asked whether the College was happy with the proposed planning conditions should the application be approved. Mr. Llewellyn confirmed that the College would be happy to accept the conditions. Councillor Webb specifically referred to the condition in relation to the lights. Ms. White advised that lights would only be switched on

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when individual courts were in use. Individual controls would be installed for each court and she gave a commitment that the College would manage the use of lights.

Councillor Jeff Beck referred to page 12 of the report where one of the objections from the Parish Council stated that 'the south side of the tennis courts should have trees of 3m high to alleviate traffic confusion.' He could not understand why the traffic would be confused and there did not appear to be any landscaping on the south side in any event on the plan. Mr. Llewellyn confirmed that this related to the earlier scheme. It was now proposed to extend the planting along that boundary and he confirmed that he had gone back to the Parish Council on that issue. The revised scheme had substantially more planting than the original.

Councillor Alan Macro queried whether the 2.75m fence would be alongside the tennis courts or on top of the earth mound. It was confirmed that the fence would be alongside the courts.

Councillor Alan Macro noted that there was not a site in the Settlement Boundary which was suitable for such a facility and he queried whether the College or the LTA had looked further afield such as Theale Green School. Mr. Llewellyn confirmed that the facilities would be provided essentially to serve the pupils of the College but when not in use by the school then it would be open for community use. There was a shortage of such elite facilities in the area. The surface of the courts was of a specific quality in order to progress high performers on to a national level and this would be a quality facility which could be used both locally and nationally.

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- This item had been called to Committee for a decision due to the high profile and the local concerns raised;
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- He did not feel that approving this application would set a precedent as there was no building on the site;
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The Highways Officer referred to the increased level of community use of up to 90% of all users, when originally it was supposed to be mostly for the college. It was also the intention for the proposed tennis centre to become a major centre for elite tennis in central/southern England, so surely another more sustainable location could be found in central/southern England. He was not objecting to the application on highway safety or congestion terms but purely on policy grounds (specifically Local Policy CS13 and TRANS1 and in the NPF paragraphs 30 and 34). The site could only be accessed via the car and was therefore clearly contrary to those policies. Although an additional 148 traffic movements was not significant the Council had had appeals dismissed on applications where the site was more sustainable and traffic levels were even less.

The Planning Officer considered that a site outside the AONB and connected to public transport such as Theale Green would be better suited for this type of facility. However, Members needed to weigh the advantages against the disadvantages. Bradfield College was a difficult location to get to through winding country lanes. To say this was the only site available was not true but this was the only one on offer. It was the opinion of the Officers that this was the wrong location but the decision would be up to Members and if approved then Officers would work with the applicants to achieve the best outcome.

Councillor Hilary Cole referred to the issue of sustainability. West Berkshire was a rural district and that would always be an issue here. The proposed development was in the AONB and would be located in an impressive valley on the other side of the River Pang. Some mitigation would be included with the bunding and landscaping and Councillor Cole agreed that the colour of the fencing would be better in black.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

### 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. Schedule of materials

No development shall take place until a schedule of the materials to be used for the tennis courts, fencing and hard surfaced areas has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the

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current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

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).



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### 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

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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).

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### 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.

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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).

### 7. Minutes

The Minutes of the meeting held on 20<sup>th</sup> August 2014 were approved as a true and correct record and signed by the Chairman subject to the following amendment:

**Page 3 – Paragraph which stated that ‘Councillor Graham Pask supported the Business Plan .....**’. The words ‘Planning Policy Task’ should be amended to read ‘Planning Policy Team’.

Councillor Tim Metcalfe had made a comment at the end of the last meeting, but it did not appear to have been minuted, that bringing items to the District Planning Committee cost a certain amount of time and money. He had therefore requested that in future a member of staff from the Planning Policy Team should be in attendance at these meetings to defend the case in policy terms for bringing the item to Committee.

### 8. Declarations of Interest

Councillor Brian Bedwell declared an interest in Agenda Item 4(1), but reported that, as his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

All Members of the Committee (apart from Councillor Jeff Beck) had received a letter from the agent for the College and it would therefore be treated as a general group lobby.

### 9. Schedule of Planning Applications

#### **(1) Application No. & Parish: 14/01558/FUL - Land at Bradfield College, Bradfield**

*(Councillor Brian Bedwell declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a member of Bradfield College Golf Club. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 14/01558/FUL in respect of the 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.

In accordance with the Council's Constitution, Mr. Trefor Llewellyn, representative of Bradfield College and Ms. Lucy White, agent, addressed the Committee on this application.

David Pearson stated that this application had previously been considered by the Eastern Area Planning Committee on 29<sup>th</sup> October 2014 where it had been determined that the application should be approved subject to appropriate planning conditions. However, the Officers' view was that the application was contrary to the development plan policies and

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due to issues in relation to sustainability and the impact on the AONB, the item should be referenced up to the District Planning Committee for a decision.

Cheryl Willett reported that the proposal was for the construction of six tennis courts made of artificial clay and which would be arranged in two groups on two level terraces. It included 24 no. 8 metre high floodlights, a vehicular and pedestrian access route from the existing access road, the erection of a 2.75 metre high chain link fence, earth mounding of one metre high to the perimeter of the site and landscaping. The site was outside of the Settlement Boundary in an Area of Outstanding Natural Beauty close to a Conservation Area. Although the provision of new facilities should be encouraged they needed to be in the right location. Bradfield College was situated in an unsustainable location. Apart from the location of the site, the main reasons for refusal included the fact that there were limited travel choices to and from the application site. The development site was in an exposed part of the countryside and it was felt that the proposal would change the character of the land. However, the Planning Officer considered that mitigation measures put forward in respect of landscaping had been appreciated. The lighting was 8m in height and would be on an area of the College which was currently dark in landscape and therefore there would be an impact from potential light pollution. If Members' were minded to approve the application then a number of proposed conditions had been set out in the Update Sheet.

Mr. Trefor Llewellyn and Ms. Lucy White in addressing the Committee raised the following points:

- Mr. Llewellyn had been a Bursar at Bradfield College for eight years and was now representing them on this project;
- The existing indoor tennis provision at the College adhered to the elite training standards of the Lawn Tennis Association (LTA) and was the only training facility in West Berkshire that had achieved this standard;
- The new outdoor tennis facility would attract quality coaches;
- 90% of current usage was from the community and this included children of all ages and local schools and the current facility operated close to capacity;
- Approval of this proposal would enhance the outdoor facilities to an elite standard and as there was a lack of high performance tennis courts in the area this facility would mean journey times would be reduced for residents of West Berkshire;
- The new tennis courts would be available for use by outside schools;
- The proposal was in accordance with the National Planning Policy Framework (NPPF) which supported the provision of sports facilities in rural areas to meet local need;
- The light spillage from the floodlights would be minimal as the site was below the level of the road and additional landscaping would be provided on the site;
- The current tennis facilities at Bradfield College were the only ones in the area which met the LTA criteria and therefore the proposed outdoor facilities could not be provided elsewhere;
- This was an excellent opportunity for new elite sporting facilities in West Berkshire and the proposal had widespread support from the local community;
- Ms. Lucy White felt that Planning Officers had adopted a cautious approach as the benefits of the scheme outweighed any policy conflicts;
- The appearance of the site would be dominated by grass slopes and new planting;

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- The Eastern Area Planning Committee had recognised the benefits that this development would bring and she stated that any increase in traffic would be minimal.

Councillor Quentin Webb referred to page 15 of the agenda and in particular the comment made by the Conservation Officer as to whether an appraisal of alternative sites within the College complex had been undertaken. Mr. Llewellyn confirmed that alternative sites had been considered but that land was restricted within the Settlement Boundary. The College had also over the years developed its facilities to ensure that it was viable and therefore space was limited. The proposed site seemed to be the best location particularly as it was situated adjacent to the indoor centre which would enable co-location and provision of both indoor and outdoor courts.

Councillor Webb asked whether the College was happy with the proposed planning conditions should the application be approved. Mr. Llewellyn confirmed that the College would be happy to accept the conditions. Councillor Webb specifically referred to the condition in relation to the lights. Ms. White advised that lights would only be switched on when individual courts were in use. Individual controls would be installed for each court and she gave a commitment that the College would manage the use of lights.

Councillor Jeff Beck referred to page 12 of the report where one of the objections from the Parish Council stated that 'the south side of the tennis courts should have trees of 3m high to alleviate traffic confusion.' He could not understand why the traffic would be confused and there did not appear to be any landscaping on the south side in any event on the plan. Mr. Llewellyn confirmed that this related to the earlier scheme. It was now proposed to extend the planting along that boundary and he confirmed that he had gone back to the Parish Council on that issue. The revised scheme had substantially more planting than the original.

Councillor Alan Macro queried whether the 2.75m fence would be alongside the tennis courts or on top of the earth mound. It was confirmed that the fence would be alongside the courts.

Councillor Alan Macro noted that there was not a site in the Settlement Boundary which was suitable for such a facility and he queried whether the College or the LTA had looked further afield such as Theale Green School. Mr. Llewellyn confirmed that the facilities would be provided essentially to serve the pupils of the College but when not in use by the school then it would be open for community use. There was a shortage of such elite facilities in the area. The surface of the courts was of a specific quality in order to progress high performers on to a national level and this would be a quality facility which could be used both locally and nationally.

Councillor Virginia von Celsing felt that black fencing would be less intrusive in the countryside rather than green as it would blend in better. Mr. Llewellyn confirmed that he would be happy to use whatever colour the Committee felt to be most appropriate and that he would be willing to liaise with Planning Officers on that issue.

Councillor Garth Simpson made reference to the traffic management arrangements where it was noted that there was currently 590 traffic movements per week and that this could increase to 738 per week. 90% of traffic would be local and 10% LTA elite students who would have to travel from out of the district. Mr. Llewellyn confirmed that at present there were no courts of this standard within the district. The nearest ones would be in Abingdon, Bath, Southampton or Bisham Abbey. A typical travel journey to access courts of this standard would be 25 miles each way.

Councillor Hilary Cole queried who would be using this facility and would it attract people who normally went to other locations. Mr. Llewellyn confirmed that he had been speaking

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generally about British tennis – the country seemed to be good at getting young children involved with tennis but when they achieved a certain level the numbers tended to drop off due to the lack of available facilities. The College was not looking to attract national players but to develop those within West Berkshire. Councillor Cole asked what the furthest distance would be for local members to travel. It was confirmed that the maximum would probably be 10 miles. Councillor Cole also noted that the educational benefit had not been expanded on. Mr. Llewellyn responded that the College had teams of all ages and levels and the ability to use the high quality courts would be necessary to progress their level of expertise. The new facilities would also enhance the standard of the coaches and it was hoped that the local schools and the local community would be able to benefit from that. The facility would be extended for use by all local schools who had a relationship with the College and a programme would also be available for disabled players.

Councillor Quentin Webb, speaking as Ward Member, made the following comments:

- This item had been called to Committee for a decision due to the high profile and the local concerns raised;
- The application site was outside the Conservation Area but in the AONB. However, the view from the proposed development would not impact on any neighbouring properties;
- He did not feel that approving this application would set a precedent as there was no building on the site;
- The reduced height of the lights and the management of the power would limit the amount of light overspill;
- Facilities were already available on site for changing;
- The increase in traffic movement of 20 vehicles per day was a minimal increase;
- All those who had been consulted on the application had given positive views and therefore he felt that the scheme was acceptable.

Councillor Virginia von Celsing noted that the Parish Council had not attended the meeting to raise their objections to the proposal. It was confirmed that the Parish Council had stated their views in the agenda but they had not felt strongly enough and had therefore decided not to attend.

Councillor Brian Bedwell stated that the East of the District had very few good facilities and particularly in relation to sport. If one referred to the resident surveys that used to be sent out one of the main issues was around lack of facilities. He felt that this facility would be a marvellous addition to the area. Young people needed to take part in sports as part of their education and local schools would be able to make use of the facilities. In regard to the traffic Councillor Bedwell confirmed that he used the road 4-5 times a week and he was often the only vehicle on it. He therefore felt that any increase would be small and would have a minimal impact. He thanked the College for offering the facility.

Councillor Jeff Beck had read the reports and had visited the site and felt that this was an opportunity which should not be missed. He recommended that the Committee should give serious consideration to approving the application in accordance with the conditions which were set out on the Update Sheet. Councillor Brian Bedwell seconded the proposal.

Councillor Virginia von Celsing stated that she lived close to Bradfield College and agreed with the point that the traffic impact would be minimal. The College had a thriving

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tennis facility at present but on balance there was an overriding need to enhance the tennis provision.

Councillor Alan Macro felt that this would be a useful facility but he had concerns about what the effect would be on the AONB and open countryside. There had been a number of previous extensions to the College and Councillor Macro was now concerned about road safety rather than the volume of traffic. The footways were narrow through the village and he considered that a travel plan should be requested which would encourage traffic to come to the site from a safer direction.

Councillor Tim Metcalfe felt that there were three main issues. The first was in relation to the AONB and the Settlement Boundary. He agreed that the east of the district was particularly short of sporting facilities and it tended to be dominated by housing. The DPD had extended boundaries into the countryside and he thought that current policies allowed for sports facilities in the AONB and rural areas. The lights were an issue but the College already had lights on the top of the hill on the Astro turf pitch and they did stand out. However, the proposed site of the tennis courts was a different case as it was in a valley and the lights would be pointing downwards. The issue of sustainability had been raised and Councillor Metcalfe referred to the daily traffic jams in Newbury or Pangbourne which produced noxious fumes. This was not the case in Bradfield.

Councillor Garth Simpson noted that the additional 21 traffic movements would be spread across the day and would therefore not be an issue. He felt that the Council was being entirely pessimistic and Bradfield College was being inspirational and Councillor Simpson felt that the Committee should therefore support this application.

The Highways Officer referred to the increased level of community use of up to 90% of all users, when originally it was supposed to be mostly for the college. It was also the intention for the proposed tennis centre to become a major centre for elite tennis in central/southern England, so surely another more sustainable location could be found in central/southern England. He was not objecting to the application on highway safety or congestion terms but purely on policy grounds (specifically Local Policy CS13 and TRANS1 and in the NPFF paragraphs 30 and 34). The site could only be accessed via the car and was therefore clearly contrary to those policies. Although an additional 148 traffic movements was not significant the Council had had appeals dismissed on applications where the site was more sustainable and traffic levels were even less.

The Planning Officer considered that a site outside the AONB and connected to public transport such as Theale Green would be better suited for this type of facility. However, Members needed to weigh the advantages against the disadvantages. Bradfield College was a difficult location to get to through winding country lanes. To say this was the only site available was not true but this was the only one on offer. It was the opinion of the Officers that this was the wrong location but the decision would be up to Members and if approved then Officers would work with the applicants to achieve the best outcome.

Councillor Hilary Cole referred to the issue of sustainability. West Berkshire was a rural district and that would always be an issue here. The proposed development was in the AONB and would be located in an impressive valley on the other side of the River Pang. Some mitigation would be included with the bunding and landscaping and Councillor Cole agreed that the colour of the fencing would be better in black.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

### **Conditions**

1. 3 year time limit



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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. Schedule of materials

No development shall take place until a schedule of the materials to be used for the tennis courts, fencing and hard surfaced areas has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

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

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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

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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.

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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.

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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).