

	Application 14/01558/FUL
Title of Report:	Construction of 6 high performance tennis courts including floodlighting, landscaping, car parking, vehicular and pedestrian link at land to the north of New Road, Bradfield College
	Land at Bradfield College, Bradfield
Report to be considered by:	District Planning Committee
Date of Meeting:	3 rd December 2014
Forward Plan Ref:	N/A

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=14/01558/FUL>

Purpose of Report: For the District Planning Committee to determine the application in question.

Recommended Action: The recommendation is one of refusal.

Reason for decision to be taken: The Eastern Area Planning Committee at the meeting on 29th October 2014 recommended that the application be approved. The application, if approved, may comprise a departure from current Development Plan Policy in the Core Strategy 2006 to 2026 and guidance in the National Planning Policy Framework.

Key background documentation: Eastern Area Planning Committee on 29th October 2014, agenda report, update report and minutes. Planning application 14/01558/FUL.

Protecting the environment.
Promoting a vibrant district.

The proposals contained in this report have to be considered in order to help to achieve the above Council Strategy as set out in the 2014 to 2018 document.

Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	hcole@westberks.gov.uk
Date Portfolio Member agreed report:	N/A

Contact Officer Details	
Name:	Cheryl Willett
Job Title:	Senior Planning Officer
Tel. No.:	01635 519111
E-mail Address:	cwillett@westberks.gov.uk

Implications

Policy:	Core Strategy Policies – ADPP1, ADPP5, CS10, CS13, CS14, CS17, CS18, and CS19. Local Plan Policies OVS5 and ENV27 and the National Planning Policy Framework and National Planning Practice Guidance
Financial:	N/A
Personnel:	N/A
Legal/Procurement:	N/A
Property:	N/A
Risk Management:	N/A
Equalities Impact Assessment:	N/A

EXECUTIVE SUMMARY

1 INTRODUCTION

- 1.1 The Eastern Area Planning Committee having considered in detail the proposal to construct 6 tennis courts made of artificial clay with 24 no. 8 metre high floodlights, parking with an access, earth bunding, a 2.75 metre high chain link fence and landscaping, on land to the east of the existing sports centre at Bradfield College at its meeting on 29th October 2014, determined that, in their opinion, the application should be approved subject to appropriate planning conditions.
- 1.2 However, as part of that debate, the Members were made aware that officers considered the proposal to be contrary to the development plan policies, and due to the strategic issues, in particular sustainability, the decision should be made at District level. The application had been publicised as being a departure from development plan policies.
- 1.3 As discussed above, Members were minded to approve the application but it was determined that the policy issues involved should be considered by the District Planning Committee and a detailed conclusion reached.

2 CONCLUSION

- 2.1 The Eastern Area Planning Committee carefully evaluated the planning and transport policy advice provided in the Committee Report and the Update Report and concluded that the tennis courts would be of benefit to the local area, and that

traffic movements would not be a significant addition to local roads, and could be considered to be acceptable in policy terms.

3 RECOMMENDATION

- 3.1 While there are benefits in expanding an existing sports centre and providing a regional standard sports facility Bradfield is inherently unsustainable and the development would attract further movements, which would almost entirely be made by private car. There would be harm to the character and amenity of the AONB, particularly through the introduction of lighting, and the positive aspects of the proposal and the mitigation are not sufficient to outweigh the demonstrable harm to the strategic aims of National Planning Guidance and development plan policies which seek to protect the character and amenity of AONBs and general character of the area and Conservation Areas. The application is therefore recommended for refusal. If Members are minded to follow the recommendation of Members of the Eastern Area Planning Committee a list of draft conditions are included in the appendices.

APPENDICES

Eastern Area Planning Committee Report of 29th October 2014.

Eastern Area Planning Committee Update Report of 29th October 2014.

Minutes of Eastern Area Planning Committee of 29th October 2014.

Draft conditions.