

EASTERN AREA PLANNING COMMITTEE
30TH OCTOBER 2019

UPDATE REPORT

Item No: (1) **Application No:** 18/02472/FUL **Page No.** 41-75

Site: Bradfield Village Hall, Southend Road, Bradfield, Southend, Reading

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Andrew House

Objector(s) speaking: Jonathan Alderman
Giles Allen
Michael Mee

Supporter(s) speaking: William Rowntree
Ken Littlechild

Applicant/Agent speaking: Christine Evans

Ward Member(s): Cllr Ross Mackinnon

1. Additional Consultation Responses

5 further letters of objection have been received raising the following (summarised) concerns:

- The Sport England response of 'no objection' is based on incorrect information in relation to site topography which is not sloping.
- Lack of supporting justification to locate the new village hall in the green/open space and lack of compensatory provision to off-set the loss of 2800m² of open space contrary to CS18.
- Lack of evidence and business plan to support the size of village hall proposed, which at 592m² is excessive, objectors accept the need for a refurbished or new hall but it should be reduced to circa 450m² reducing the loss of green space.
- Lack of clarification over existing badminton facilities within the locality.
- Concerns raised over the level of proposed parking provision but new cycle storage is supported.
- Proposal is not supported by a satisfactory construction management plan which would be required to ensure the existing hall demolished before the new one is built

and description of development needs amending to read “Construction of new hall and demolition of existing hall”.

- Storage sheds occupy less space than stated.
- The ridge heights are not accurate in the supporting information e.g. existing village hall is 6m to ridge rather than 6.4m (6.4m is the height of the front façade), the ridge height of 9.39 meters quoted for Lea House is actually the façade height and the ridge is similarly lower.
- Existing village height is 6m which is in keeping with the surroundings and allows open views through to the open space beyond which this proposal does not.
- The proposed barn style and roof design has previously been rejected by the applicant due to the design and form not harmonising with the surroundings, excessive cost and lack of space for new village clock.
- Lack of clarification over the operation over the new community garden and overflow car park.
- Public support for the proposal is mis-represented by the applicant.
- The existing tennis court within the site is a MUGA (which should be retained in its current location) and the application should be amended to reflect this.
- Adverse impact on the residential amenity of the occupiers of New Way due to inadequate separation distances.
- Reduced Co2 emissions/improved sustainability would be achieved by building a smaller replacement village hall.
- The applicants supporting impact assessment is not updated to reflect the revised design and an alternative proposal (suggested by the objectors) within 27m of the road would have less impact on the green space.

Sport England have reviewed the additional objections and re-affirm their response of ‘no objection’. Furthermore, they indicate that there is a limited amount of playing field which is being lost which has been justified. Notwithstanding this, they consider that the proposal will benefit the wider community for formal and informal physical activity which is in line with both the Department for Culture Media and Sport’s strategy: *Sporting Future: A new Strategy for an Active Nation* 2015 and Sport England’s own strategy: *Towards an Active Nation* 2016.

The WBC Highways Authority have reviewed the responses and re-affirm their response of no objection.

2. Matters of Clarification

Phasing – Additional planning condition (no.26) recommended to control the phasing of development including demolition of existing village and occupation of the new hall.

Construction Management Plan – Condition no.22 (page 72) requires the submission of CMP before development commences.

Existing storage sheds – Para 1.2 of the office report indicates ‘...To the southwestern corner of the building are 2 storage sheds/garages/oil tank covering approx. 140m²...’ Officers advise the ‘approx. 140m²’ quoted relates to the total area of the storage buildings and the space around them that would be removed to facilitate the new pathway along the southern boundary. The buildings themselves cover approx. 40m² in area.

Building heights – The heights for neighbouring buildings are based on survey data provided by the applicant. It is noted that the front elevation of the existing hall incorporates a parapet and the ridge line sits slightly lower. The variation between the applicants and objectors figures are approx. 0.4m which does not materially impact on the conclusions reached by officers in the overall assessment of the application.

Alternative proposals suggested by third parties – The Council can only determine the application that is before them.

Existing tennis courts/MUGA – It is noted that the existing tennis courts within the site were last used as tennis courts approx. 3 years ago. The current layout shows basketball rings within the site. Given this potential dual use, the tennis courts can technically be referred to as MUGA for the purposing of assessing this application.

For the avoidance of doubt, the proposal includes a new purpose built MUGA allowing netball, tennis, football, basketball amongst other sports. The new MUGA would be constructed to modern standards including polymeric surfacing (allowing use all year round), new external lighting and sound absorbing perimeter fencing.

3. Updated Recommendation

The following additional condition is recommended. Otherwise, the recommendation remains as set out in the agenda committee report.

26. **Phasing of development and demolition (added)**

No development shall take place until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The above plan shall include details of the phasing of the development of the site, and a timetable for the demolition of the existing village hall as part of the development programme. Thereafter the development and demolition shall be carried out in accordance with the approved plan.

Reason: To ensure appropriate phasing of development, including the timely demolition of the existing village hall to avoid harm to the amenity of the area. A pre-commencement condition is required because the phasing plan would need to be adhered to through all demolition and construction operations. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).