

**WESTERN AREA PLANNING COMMITTEE**  
**15<sup>TH</sup> DECEMBER 2021**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 21/02173/COMIND                      **Page No.** 43-76

**Site:** Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire

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**Planning Officer Presenting:** Masie Masiwa

**Member Presenting:**

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**Parish Representative speaking:** Councillor Vaughn Miller - Newbury

**Objector(s) speaking:** Tim Polack  
Lee McDougall  
Paul Morgan  
Peter Lambert  
Alan Pearce (Impartial)

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

**Applicant/Agent speaking:** James Smith - Agent

**Ward Member(s):** Councillor Adrian Abbs, Councillor David Marsh, Councillor Tony Vickers

### **1. Additional Consultation Responses**

Since the publication of the committee report, a consultation response has been submitted by Greenham Parish Council which outlines an objection to the proposal on the following grounds:

- Construction and no net zero targets (CS15 should apply as a Sandleford area)
- Parking – Highways simply comment on current playing level and not future playing levels
- No Biodiversity plan

No additional representations have been received since the publication of the committee report.

## **2. Additional Information**

During the committee site visit, queries were raised with regard to the walking duration from Newbury College Car Park to the proposed site. Officers have checked the walking duration and it is considered that the estimated duration of 12 minutes as referenced in the committee report remains acceptable for the purposes of assessing the proposed development. Members are advised that a duration of between 12 minutes and 16 minutes can be considered as an approximate figure for the consideration. This duration may vary depending on walking pace and the start and finish points. Officers have assessed the walking distance from the Newbury College car park to the proposed site entrance.

During the committee site visit, queries were raised with regard to the number of parking spaces available for the proposal. The submitted parking provision is outlined below:

- 52 parking spaces and 2 disabled spaces within the site
- 280 parking spaces at Newbury Rugby Club
- 150 parking spaces at Newbury College as an overflow provision

These figures are outlined at paragraphs 6.50; 6.51 and 6.52 of the report.

## **3. Policy CS15**

Members will be aware of the circulation of counsel advice regarding the application of Policy CS15 in planning decisions. Officers have reviewed this advice and obtained confirmation from planning policy that the Sports Hub building proposed does not fall under the zero carbon requirement for major non-residential development set out in the policy, taking account of the definition of major development that informs the policy set out at footnote 73: "For all other uses: where the floorspace will be 1000sq metres or greater. Floorspace is defined as the sum of the floor area within the building measured to the external wall faces at each level."

The floorspace of the building proposed is 387 square metres.

The requirement for the building to achieve BREEAM Excellent standard remains unchanged in respect of the advice given.

## **4. Amended Conditions**

The Joint Statement by West Berkshire Council and Sport England listed as received on 20 August 2021 has been removed from the approved plans and documents condition. The joint statement has been added as an Informative. This has been addressed in the interests of clarity to ensure that it is clear from the report and recommended conditions that the requirements of the Playing Pitch Strategy are the relevant material consideration in the case of this application.

### **Approved plans (Condition 2)**

The development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Received on 20 August 2021:

- Proposed Clubhouse Roof Plan drawing No 1888-SBA -XX -R1-DR-A -012 Revision A
- Proposed Clubhouse Sections drawing No 1888-SBA -XX -ZZ -DR-A -101 Revision A
- Proposed Clubhouse Elevations drawing No 1888-SBA -XX -ZZ -DR-A -201 Revision B
- Proposed Clubhouse Ground Floor Plan drawing No 1888-SBA -XX -00 -DR-A -010 Revision C
- Sewer survey report
- Match day maintained average illuminance report
- Guidance notes for the reduction of obtrusive light
- Optivision LED - Sports lighting

Received on 01 September 2021:

- Proposed Seat Stand Elevations and Plan drawing No 001 Revision A
- Utilities and CCTV Drainage Survey plan sheet 1 of 1
- AGP Floodlighting Scheme plan drawing No NSH-SSL-XX-ZZ-DR-A-03 Revision 01

Received on 23 September 2021:

- Business Plan

Received on 18 October 2021:

- Amended Flood Risk Assessment
- Amended Noise Impact Assessment
- Amended Design and Access Statement
- Amended Location Plan drawing No 1888-SBA -XX -00 -DR-A -510 Revision E
- Amended proposed pitch layout plan drawing No 1888-SBA -XX -ZZ -DR-A -512 Revision D
- Amended Floodlighting performance report
- Amended proposed AGP Plan with dimensions drawing No NSHSSL-XX-ZZ-DR-A-01Revision 02
- Amended floodlighting plan drawing No NSH-SSL-XX-ZZ-DR-A-03 Revision 01
- Amended Supporting Technical Information -Pitch, Drainage and Lighting
- Applicant response to Sport England comments
- Amended proposed landscape and enhancements masterplan drawing No 100 Revision A
- Amended planting schedule
- Amended Tree Removal and Protection Plan drawing No 701 Revision A
- Amended Tree survey and Arb impact assessment
- Amended Ecological Appraisal
- Biodiversity Net Gain Metric

Received on 03 November 2021:

- Rugby Pitch Plan drawing No 1888-SBA -XX -ZZ -DR-A -506 Revision C

Received on 11 November 2021:

- AGP particles research
- AGP users guidance to reduce micro plastic loss
- AGP users guidance
- AGP infill material statement
- Amended Landscape and Ecology Management Plan (LEMP)

- Amended Construction and Environmental Management Plan (CEMP)

Received on 12 November 2021:

- AGP Filtration catchment
- AGP Sportfix Filtration system
- Amended Transport Statement
- Applicant response to Highways

Received on 15 November 2021:

- Applicant response to Drainage 1
- Applicant response to Drainage 2
- Applicant response to Drainage 3
- Trial Pit Investigation Log
- Amended Combined Flood Risk Assessment and Drainage Strategy
- Amended Drainage General Arrangement Plan drawing No PB-1019-ZZ-ZZ-DR-C-1001 Revision P2
- Amended proposed AGP Elevation -Lighting Column, Acoustic Barrier, Container drawing No HTA-SSL-XX-ZZ-DR-A-02 Revision 03
- Amended proposed AGP Drainage plan drawing No NSH-SSL-XX-ZZ-DR-A-04 Revision 02
- Amended AGP Section drawing No HTA-SSL-XX-ZZ-DR-A-07 Revision 00

Received on 16 November 2021:

- Cross section drainage and plastics filtration pipes

Received on 19 November 2021:

- Amended proposed site plan and Electric Vehicle charging drawing No 1888-SBA -XX -ZZ -DR-A -511 Revision F

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

The Highway Officer has also provided the following revised condition 10, which revises the wording in parts (c) and (d) of the condition. The amended condition 10 – Additional parking demand is now shown below in full.

### **Additional parking demand (Condition 10)**

In the event that the football club is promoted at any point following the completion of the approved development the applicant/operator shall submit a report that includes details of an undertaking as per the details below and results from at least two on street car parking and photograph surveys on non-match days and during match days covering the following streets:

Tydehams, Highlands, Monkwood Close, Dormer Close, Sutherlands, Heather Gardens, Rupert Road, Byron Close, Robins Close, Charter Road, and adopted roads within any Sandleford Park development within 700 metres of the site

- a) The survey report shall be submitted within three months of the commencement of each new promotion season.
- b) Should the results on both match occasions reveal significant car parking on two or more streets, a financial contribution of £2,000 shall be provided to the West

Berkshire Highway Authority towards the consultation and potential provision of waiting restrictions (the extent and type to be determined at the time depending on the submitted on street car parking survey results).

- c) Should the consultation for the above measures be negative amongst affected residents, then no further action is to be taken.
- d) Should the consultation for the above measures be positive amongst affected residents the applicant shall provide a Travel Plan Statement including but not limited to the following:
  - i. Appropriate incentives and targets to encourage use of sustainable travel for home matches
  - ii. At home matches, the provision of overflow car parking within the Newbury College / University complex with the number of car parking spaces to be agreed and the agreement attached as an Appendix.
  - iii. At home matches, the provision of a shuttle bus from Newbury College / University to the football ground.

All of the above measures shall be reviewed at five years intervals following implementation or at the point when the football club is promoted further, whichever comes first. The review shall include the submission of a review and/or monitoring report for approval in writing by the Local Planning Authority in consultation with the Local Highway Authority.

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 applied in accordance with the National Planning Policy Framework, 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).

## **5. Additional Informative**

As indicated above, the Joint Statement by West Berkshire Council and Sport England is now included as an informative, which is outlined below:

The Local Planning Authority notes the content of a joint statement issued by West Berkshire Council and Sport England, setting out the Council's wider intentions with regard to delivery of the requirements of the Playing Pitch Strategy.

The submitted Joint Statement by West Berkshire Council and Sport England is referred in the committee report for the purposes of context for the application. In considering this planning application, the material planning consideration is the West Berkshire Playing Pitch Strategy and its requirements, not the joint statement.

## **6. Updated Recommendation**

The recommendation remains for approval as set out in the agenda committee report, subject to the amended conditions and additional informative in the update sheet.