

# Notice of Meeting



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## District Planning Committee

**Wednesday, 2nd March, 2022 at 6.30 pm**

**in Second Floor Meeting Area Council Offices Market Street Newbury**

The Council will be live streaming its meetings.

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If members of the public wish to attend the Planning Committee they can do so either remotely or in person. Members of the public need to notify the Planning Team ([planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk)) by no later than 4.00pm on Tuesday 1 March 2022 if they wish to attend the Planning Committee.

Please note that due to the current Coronavirus restrictions there is a limit on the number of people who can enter the meeting area. Remote attendance at the meeting is therefore encouraged at this time.

### Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 22 February 2022

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: [planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk)



**Agenda - District Planning Committee to be held on Wednesday, 2 March 2022** *(continued)*

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Gordon Oliver on (01635) 519486  
Email: [gordon.oliver1@westberks.gov.uk](mailto:gordon.oliver1@westberks.gov.uk)

## Agenda - District Planning Committee to be held on Wednesday, 2 March 2022 (continued)

- To:** Councillors Alan Law (Chairman), Dennis Benneyworth (Vice-Chairman), Phil Barnett, Carolyne Culver, Clive Hooker, Royce Longton, Ross Mackinnon, Alan Macro, Graham Pask, Richard Somner and Tony Vickers
- Substitutes:** Councillors Adrian Abbs, Jeff Beck, Graham Bridgman, Jeremy Cottam, Tony Linden, David Marsh, Steve Masters, Geoff Mayes, Andy Moore and Howard Woollaston

# Agenda

## Part I

Page No.

1. **Apologies**  
To receive apologies for inability to attend the meeting (if any).
  2. **Minutes** 5 - 16  
To approve as a correct record the Minutes of the meetings of this Committee held on 10 February 2021 and 4 May 2021.
  3. **Declarations of Interest**  
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
  4. **Schedule of Planning Applications**  
*(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).*
- (1) **Application No. & Parish: 21/02173/COMIND, Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire** 17 - 116

<b>Proposal:</b>	The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m <sup>2</sup> of internal floor space of use class F2(B).
<b>Location:</b>	Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire
<b>Applicant:</b>	Alliance Leisure Services
<b>Recommendation:</b>	To <b>DELEGATE</b> to the Service Director, Development and Regulation to <b>GRANT PLANNING PERMISSION</b> subject to the schedule of conditions within the report.



**Agenda - District Planning Committee to be held on Wednesday, 2 March 2022** *(continued)*

**Items for Information**

**5. Plans and Drawings**

117 -  
130

Sarah Clarke  
Head of Legal and Strategic Support

If you require this information in a different format or translation, please contact  
Stephen Chard on (01635) 519462.

## DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

### DISTRICT PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON WEDNESDAY, 10 FEBRUARY 2021

**Councillors Present:** Phil Barnett, Jeff Beck (Substitute) (In place of Dennis Benneyworth), Hilary Cole, Carolyne Culver, Clive Hooker (Vice-Chairman), Royce Longton, Ross Mackinnon, Alan Macro, Graham Pask and Tony Vickers

**Also Present:** Simon Till (Team Leader - Western Area Planning), Jenny Legge (Performance, Research and Consultation)

**Apologies:** Councillor Dennis Benneyworth

#### PART I

#### 6. Minutes

The Minutes of the meeting held on 8 July 2020 were approved as a true and correct record and signed by the Chairman, subject to the following amendments:

**Item 1, page 15, paragraph four:** The Chairman noted that, "...nine voting in favour of the Officer recommendation for refusal and three voting against." should read, "...nine voting in favour of the Officer recommendation for refusal and two voting against."

#### 7. Declarations of Interest

There were no declarations of interest received.

#### 8. Schedule of Planning Applications

##### (1) **Application No. & Parish: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen**

*(No declarations were received.)*

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 20/01083/FUL in respect of a replacement dwelling at Quill Cottage, Craven Road, Inkpen.
2. The Chairman noted that there had been considerable debate about size increase and measurements at previous meetings of the Western Area Planning Committee. He stated that a new officer had looked at the drawings and had presented a fresh set of measurements, which had not been challenged by the applicant or their agent, so Members were directed to take these to be definitive.
3. Mr Simon Till, Team Leader – Western Area Planning, introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion, the report detailed that the proposal was unsatisfactory in planning terms and officers recommended that the Head of Development and Planning be authorised to refuse planning permission for the reasons listed in the main and update reports.

## DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES

### Removal of speaking rights

4. As resolved at the Extraordinary Council meeting held on 29 April 2020, public speaking rights had been removed for virtual Council meetings. This right had replaced with the ability to make written submissions. This decision was made in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020.
5. The above changes to speaking rights were subsequently amended at the Council meeting on 10 September 2020. It was agreed that parties making written submissions in relation to a planning application would be invited to attend the remote meeting of the Planning Committee to answer any questions that Members of the Committee might wish to ask in order to seek clarification on any part of their statement.
6. In accordance with the Extraordinary Council resolution, written submissions relating to this application were received from, Mr James Puxley, objector, Mr Roger Hunt and Mrs Claire Jones, supporters, and Mr Ashley Jones, applicant. Those able to attend the remote meeting were, Mr Hunt, Mrs Jones and Mr Jones.
7. Individual written submissions were published online along with the agenda <http://decisionmaking.westberks.gov.uk/ieListDocuments.aspx?CId=153&MId=5677&Ver=4>

### Objector's Submission

8. The Clerk read out the representation. Mr Puxley was not available to be questioned at the meeting.

### Supporters' Submission – summarised

9. The Clerk read out a summary of the representations as follows:

The houses on Craven Road are a mix of styles and designs. The proposed new house will have a beneficial impact on the setting, character and appearance of the site. The proposed replacement building would significantly enhance the street scene when compared to the existing building.

The proposed brick and flint construction has been used elsewhere in the village (most recently Lower Inkpen House which mirrors the older cottages next door). It is a style common throughout the region. It will give a feel in keeping with the ANOB and will improve the look of the area when compared with the existing bungalow. With modern insulation, the new building will be more environmentally friendly than the existing building.

There are also examples of the use of dormer windows in the immediate vicinity: Vale Farm, The Swan Public House, Masefield House and Holly Tree Cottage.

Summary points:

- No objections filed on West Berkshire Planning website
- Immediate Neighbours and Craven Road residents do not object to this application
- Inkpen Parish Council Support by a majority
- This is not a 'development' this is a family who contribute considerably to this community and want to have a family home in a village they want to live in.
- There will be minimal impact on the open space, countryside and footpaths concerned, the impact of this proposed house will be minimal.

## DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES

- The houses either side have a far greater impact on the AONB and open space views from the footpath behind Quill Cottage than this house will.
  - The neighbours and those residents who I have spoken to feel that this will be an improvement on the current bungalow.
  - There are dormer windows all along Craven Road. Vale Farm next door to Quills is surrounded by dormer windows
  - The design has taken into consideration the Inkpen Design Statement and is consistent with other houses built recently in Inkpen and the surrounding villages.
  - If the planning department do not agree with the materials being proposed the family are prepared to work with them to make changes to the exterior.
  - It is very unlikely that whomever owns this bungalow and plot would keep this run down, unattractive 70's bungalow hence the support for this application which is sympathetic to its surroundings, its neighbours and the village as a whole.
  - Better to support a planning application which has the support of its community than to be faced in the future by a development which is not and will no doubt push the planning department to its limits.
10. Members questioned the attendees as follows:
11. Councillor Graham Pask noted in the supporters' statement that Inkpen Parish Council supported the application by a majority, but page 29 of the papers stated that they had objected to the application for five reasons. Mrs Claire Jones explained that the objection in June was made via an emergency email and not a meeting. She noted that the email referred to impacts on the paddock and other points that she felt would not have been made by someone who had visited the site or who had seen the plans. She highlighted that four out of seven Parish Councillors supported the plans. The email in June was not part of a meeting and she questioned how the objection come about. Mrs Jones stated that she was vice-chairman of Inkpen Parish Council.
12. The Chairman noted that the Parish Council's website did not refer to a June meeting, but a meeting that had taken place in February, at which Mrs Jones had declared an interest and had not taken part in the vote. There was no other meeting at which the Parish Council had indicated they had changed their view. Mrs Jones confirmed that she had been misled about the need to declare a personal interest at the meeting and had abstained from the vote. She explained that the clerk had sent the email as an emergency response. The Chairman indicated that this was not relevant to what the committee were being asked to determine. Mrs Jones agreed.
13. Councillor Tony Vickers asked what evidence there was that a future owner would not keep the bungalow in its current run down state. Mrs Jones noted that there was another bungalow for sale on Pottery Lane at £725,000 which had a smaller garden. She could not imagine why anyone would pay £700,000 to live in Quill Cottage, since the property was so small, run down and unsuitable for a family.
14. Councillor Clive Hooker noted there had been a Planning Sub-Committee in February 2020 where the site had been discussed. Mrs Jones explained that this had related to a previous application, which incorporated a large garage. She repeated her explanation for why she had abstained in the vote.
15. Councillor Hooker noted that Mrs Jones's submission referred to the proposed development as having minimal impact and that it took the Inkpen Design Statement into consideration, but he suggested that it may breach the dark skies policy. He went on to note that the Parish Council's objection to the previous application, which

## **DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES**

was similar in scale, related to the dwelling being disproportionate to the original, with the volume being more than double that of the original. The objection had also cited significant impacts on: the highway and adjacent footpath; the openness of the site; the amenity of the AONB; and dark skies. He observed that Mrs Jones supported this application, and yet she was a member of the committee that had previously objected to it. He asked if she had changed her mind. Mrs Jones noted that the email objection related to the current plans, and Councillor Hooker was referring to an objection relating to the previous application where the plans had been withdrawn. She indicated that she was confused as to why Councillor Hooker only said there had been one official objection.

16. The Chairman suggested that the Parish Council had submitted a different recommendation in June. Mrs Jones agreed.
17. Councillor Hooker agreed that the previous application had been withdrawn, but suggested that the impacts of the two proposals were similar with respect to lighting and the view from the footpath.
18. Councillor Vickers queried if Members were allowed to take account of minutes of a meeting relating to a different application, which were not in the papers. The Chairman noted that officers had indicated in the papers that Inkpen Parish Council objected to the proposal. Mrs Sharon Armour suggested that Mrs Jones was attending the meeting as a supporter rather than as a Parish Council representative. She acknowledged that Mrs Jones had clarified what she knew about the Parish Council response and directed the Committee to ask Mrs Jones about her views on the planning merits of the application.
19. Councillor Phil Barnett asked if the proposal would enhance the street scene. He asked whether the supporters felt the proposed building to be more suburban than rural in character. Mrs Jones explained that there were many houses in Craven Road that could be argued to be suburban in character, and many that were larger and more modern in appearance than this one. She noted that the applicant had already discussed hedges and planting to screen it from the footpath.
20. Councillor Hilary Cole confirmed that the Parish Council comments on the planning portal were the same as those on page 29 of the agenda.

### **Applicant's Submission**

21. The Clerk read out the representation. Members questioned the attendee as follows:
22. Councillor Vickers noted the applicant had actively sought dialogue with the planning office, but the officer's report indicated that they had sought to contact the applicant. He asked the applicant for clarification on what engagement had taken place. The Chairman suggested that this matter was not relevant to what the Committee was being asked to determine. Councillor Vickers indicated that it was relevant in relation to the discussion about materials, which was one of the key factors in Policy C7. The Chairman suggested that the question should be whether the applicant had discussed materials with officers. Mr Ashley Jones indicated that he had tried to do so and although this application had been submitted for 12 months, no discussion had taken place. He stated that he was very amenable to changing materials, but without any dialogue he was unclear what planning officers would accept or advise.

### **Ward Member Representation**

23. Councillors Claire Rowles and James Cole in representing the Committee as Ward Members made the following points:



## DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES

- Councillor Rowles thanked officers for rescheduling the application to accommodate Mr Jones who was rowing the Atlantic for charity.
- Prior to visiting Quill Cottage, the Ward Members had shared officers' concerns about over-development in the Area of Outstanding Natural Beauty (AONB) that was contrary to Policy C7, but after site inspection their view changed.
- This application had been to Western Area Planning Committee twice and had been thoroughly scrutinised and approval had been recommended after looking at all areas of policy, particularly C7.
- Much attention had focused on measurements and officers had accepted that errors were made, but all parties were now in agreement and the key issues were proportionality and impact.
- The proposal would enhance the local area by replacing a drab 1970s bungalow with a house more in keeping with neighbouring properties, which were all two-storey houses.
- With a proposed increase in height of 2.5m it would not be overly visible from the public right of way. The property was already well-screened by mature vegetation.
- Officers were relying on the Inglewood Farm Cottage appeal, but it had no relevance to this application, since it was not a bungalow and was a small extension to an already approved application to demolish and replace a two-storey house in a remote part of Kintbury.
- The applicant had followed their interpretation of the Inkpen Design Statement and there were five brick and flint cottages within a mile. Although the applicant had indicated that he was willing to change the materials, there had been no engagement from officers.
- The officer had also stated that dormer windows did not form part of the local street scene, however during the last Committee Councillor Howard Woollaston stated that he had counted six within half a mile.
- Councillor James Cole noted that in September 2020, planners had approved an application for Fishery Cottage where the Parish Council objected. This had a 45 percent increase in footprint, but was not considered disproportionate to the original, and the planning officer stated that any proposal for a replacement dwelling that more than doubled the original dwelling would normally be regarded as disproportionate, as it would be more visually dominant than the original. This building was 8.1 metres high and in full view of two footpaths and on the river.
- The proposed extension to Quill Cottage was for a 21 percent increase in footprint, a 61 percent increase in volume, which was small considering it was adding a second floor.
- The proposal was well-designed and in an area of two storey houses and the 49% increase in height was not out of line.
- The Parish Council had objected to the first proposal, but had changed its view, with four out of seven in favour of the application.
- The CPRE objection mentioned the Lord Lieutenant, but Councillor James Cole had confirmed that he was unaware of it. Also, the local CPRE representative was also the clerk to the Parish Council.
- The development was within policy, which was why they had asked Western Area Planning Committee to approve it.
- The existing building was of poor quality and should be replaced.
- The proposed building was not disproportionate.
- Environmental aspects were very good.
- Local people wanted it.

## **DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES**

- Flint was widely used and Councillor James Cole had flint in the walls of his yard, which was two miles away, but if Members did not like it, then the applicant was happy to take it out, yet there had been no attempt to discuss this.

### **Members' Questions to the Ward Members**

24. Councillor Ross Mackinnon noted that officers had stated the proposed increase in floor space to be approximately 113 percent. Councillor James Cole referred to the table on page 20 of the papers, and confirmed that his comments related to footprint. The Chairman noted that the increase in external area, was 113 percent. Councillor James Cole agreed that a second floor would double the floor area, but stressed the need to look at the impact on the village, street scene and nearby houses. He suggested that it was important to consider footprint, height and volume. The Chairman agreed that these should be considered when determining proportionality.

### **Member's Questions to Officers**

25. Councillor Hilary Cole asked for confirmation about what engagement had taken place between the planning officers and the applicant. She also asked if the applicant had paid for pre-planning advice. Mr Till noted that the previous application had been withdrawn, in part due to officers' advice. He stated that officers had made the applicant aware of their concerns. He noted that the application had been with the Council for some time and there had been plenty of opportunity for the applicant or their agent to make alternative proposals in writing, but they had not done so. He confirmed that pre-application advice had not been sought. He was unable to comment on the specific level of dialogue with the applicant, but the applicant had been made aware of officers' concerns. However, there was no record that he had sought to amend the application to address these concerns, including those about materials. The Chairman indicated that he did not want to get involved in what dialogue had taken place.
26. Councillor Pask noted that the red line of the application was not the same as in Mr Till's presentation. He asked if the map in the presentation was related to the Certificate of Lawfulness. He also asked about the blue line shown on the plan. Mr Till confirmed that the map used in the presentation had been submitted in 2005 for another application, which corresponded with the Certificate of Lawfulness. The plan for the latter was of poor quality. The location plan for the current application did not show the rectangular section to the rear of the garden space, but it was included in the blue line showing the applicant's ownership. He stated that the matter was not prejudicial to the determination of this application. He suggested an informative could be applied to state that the residential curtilage was not accepted as correct and referring to the Certificate of Lawfulness.
27. Councillor Vickers asked if gross external floor area included both floors of the property. Mr Till confirmed that it did and the increase in footprint would be about 21 percent. He stressed that it was important to provide the full set of figures and not just the footprint.
28. Councillor Vickers observed that according to the policy, significant considerations in relation to proportionality were massing, height and layout, but not gross external floor area. Mr Till agreed, but indicated that the table had been included for completeness of information because Members often asked for these details. He noted that the Inspector's decision on Inglewood Farm Cottage referred back to the policy and the matters that Councillor Vickers had raised.

## DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES

### Debate

29. Councillor Alan Macro opened the debate. He suggested that the increase in size of the proposal would have a dramatic effect on the neighbourhood and on the AONB, and that it was disproportionate. He was not concerned about the proposed materials, since there were a large number of building designs and various materials in the road, including one building clad with light blue/grey wood. He noted there were several buildings nearby with dormer windows. He indicated that he supported the officer's recommendation in relation to the disproportionate increase in size, but not in relation to materials.
30. Councillor Hooker indicated that the design needed to be sympathetic to the fact that it was in a rural location within the AONB and in an area with a dark skies policy. He noted the requirements of Policy C7, which referred to small rural properties being purchased, demolished and replaced with substantial new houses that were alien to the local context and did not conserve or enhance the character of the AONB, and as such should be resisted. Also, the policy stated that if the replacement dwelling was disproportionate, it would not be accepted. He agreed that the issue of proportionality was subjective, but the application was to replace a three bedroom bungalow with a double-fronted four bedroom house, including a ridge height that was 2.4 metres higher, which he did not feel to be proportionate. He considered the impact of the current property on Craven Road and the public rights of way to be negligible, but suggested that the proposed house would have a much greater impact. He also noted the considerable increase in glazing on the proposed property, which was contrary to the Village Design Statement that supported the dark skies policy. He noted that the application had not been helped by the reduction in curtilage, which gave the appearance of a larger property on a smaller plot. He reserved judgement pending the remainder of the debate.
31. Councillor Mackinnon highlighted a photograph taken from the public right of way, which suggested that the increased height of the proposed building would have a very significant impact on the view. He also suggested that the computer simulation of the new property did not suggest it was proportionate. He did not accept the supporters' argument about redeveloping an eyesore and suggested that this did not justify the proposed increase in scale. He sympathised with the applicant, and acknowledged the applicant's community work, but stated that this was not relevant to the planning application. He reserved judgement pending the remainder of the debate.
32. Councillor Pask applauded the design of the house, but suggested that it was not right for this location in the AONB. He agreed that the existing bungalow was not of any architectural value, but felt that it could be improved/replaced with something more proportionate. He noted the two appeal decisions included in the pack which both related to Policy C7. In both cases, the Planning Inspector commented on proportionality. He suggested that this application was disproportionate in this location. He indicated that he was minded to support the officer's recommendation.
33. Councillor Vickers noted the difference between the policy and the supporting text. Within the policy he observed that it was important for the proposal to satisfy all three of the following: to be proportionate; and have appropriate materials; and not have an adverse impact. In determining whether the proposed development was proportionate, he noted that the supporting text in the policy suggested that consideration be given to the impact of a particular property in a particular location. He had visited the site in July and did not feel that it would be unduly disproportionate in that particular location. He noted that the applicant had not managed to discuss

## DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES

materials with officers, but the applicant was happy to change materials. In terms of adverse impact, he had walked the area and did not consider it an issue. He noted that Mrs Claire Jones, who was a parish councillor and lived in the area, supported the proposal. He noted Councillor Macro's observations, but suggested that it would have a beneficial rather than adverse impact, since the existing property did not add to the beauty of the AONB. He suggested that nobody in Inkpen would be sad to see the existing property go and to be replaced with the proposed development.

34. Councillor Phil Barnett noted that Members did not appear to be strongly for or against the application. He confirmed that he had visited the site and felt that the applicant had a constructive approach. He recognised that the proposed property was large, but it would not be out of step with other properties in the village. He suggested that it was important to consider the applicant's needs and what would be a suitable replacement property.
35. Councillor Hilary Cole indicated that she understood the applicant's desire to replace the bungalow. She accepted that there were a variety of homes in Craven Road, but there was no particular pattern or design and while some were attractive, others were less so. She agreed with Councillor Hooker's reference to paragraph 4.7 of Policy C7, which had specifically been included at Members' request and referred to small rural properties being purchased, demolished and replaced with substantial new houses as was the case with this application. She also suggested that Policy C3 was relevant, which considered design. She noted that the applicant was now willing to discuss materials, but this could have been done as part of pre-planning advice. She suggested that the planning authority should not be overly prescriptive regarding design, but she felt it important to bear in mind character and appearance for this site, since it was elevated, which would accentuate the size of a two storey building.
36. Councillor Carlyne Culver agreed with comments made regarding proportion. She noted that there were houses of different designs on Craven Road, so the argument that it should be in keeping with the local area was weak. She felt that the environmental intentions were very good, but noted there were three seating areas in the downstairs plus a kitchen and study, which she did not feel to be necessary and inflated the size of the property. She indicated that at previous planning meetings, the need to have more smaller properties had been acknowledged, and she felt there to be a surfeit of four and five bedroom properties. She suggested that it was possible to refurbish a bungalow, and this would be an option for the applicant. She suggested that for future meetings 3D presentation should be used to give a better sense of the impact of proposals.
37. Councillor Vickers proposed to reject the officer's recommendation and to approve planning permission, subject to the conditions outlined on page 59 of the agenda papers. Councillor Phil Barnett seconded the proposal.
38. The Chairman disagreed with Councillor Vickers's interpretation of the policy whereby a proposal must satisfy all three of the criteria relating to proportionality, appropriate materials and impact. He noted that consideration should be given to more than just footprint, since otherwise this would allow buildings with multiple storeys. He suggested that if Members decided the proposal was not proportionate, then it would be contrary to policy and Members would need to consider if there were exceptions that applied in this particular case, since otherwise this would set a precedent.
39. The Chairman invited Members of the Committee to vote on the proposal by Councillor Vickers, seconded by Councillor Barnett to refuse planning permission. At the vote the motion was not carried.

**DISTRICT PLANNING COMMITTEE - 10 FEBRUARY 2021 - MINUTES**

- 40. Councillor Hilary Cole proposed to accept officer’s recommendation and refuse planning permission for the reasons listed in the main report and update report. This was seconded by Councillor Hooker.
- 41. The Chairman sought confirmation from the proposer and seconder if they agreed with all of the reasons for refusal. The confirmed that they did.
- 42. Councillor Macro proposed an amendment that removed the refusal reasons for materials, particularly for dormer windows. Mrs Armour confirmed that the proposer and seconder would need to agree, otherwise the amendment could only be made if the proposal failed and a further vote was required
- 43. The Chairman invited Members of the Committee to vote on the proposal by Councillor Hilary Cole, seconded by Councillor Hooker to refuse planning permission. At the vote the motion was carried.

**RESOLVED that** the Head of Development and Planning be authorised to refuse planning permission for the following reasons:

**Reasons**

The proposal is considered to be unacceptable in principle. The site is within open countryside in the North Wessex Downs AONB. The replacement dwelling is disproportionate in size, scale, mass and bulk to the existing dwelling and will have an adverse and harmful impact on the setting, character and appearance of the site within the wider landscape including the open countryside and North Wessex Downs AONB.

By the nature of the proposed dwellings scale, mass and bulk the development would result in a harmful impact on the openness and rural character of the street scene, open countryside and North Wessex Downs AONB. The use of flint material, light grey window casement and drain pipes, and inclusion of dormer windows do not form part of the design of the street scene. The proposed dwelling includes a significant level of glazing in an area which benefits from dark skies. The soft landscaping to the front of the site, facing Craven Road will be lost and replaced with hardstanding and a timber shed forward of the principle elevation. For the reasons listed the proposed development would not result in a replacement dwelling of high quality design which respects the rural character and appearance of the open countryside, North Wessex Downs AONB and street scene. It would result in a much larger, higher and prominent built form on the site, of inappropriately suburban design, which would have a significantly detrimental visual impact on the character and appearance of the local area and the surrounding AONB. Due to the extensive areas of glazing proposed there would also an unacceptable negative impact on the dark skies within this part of the AONB.

The proposal is contrary to development plan policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and policies CS3 and CS7 of the Housing Allocations DPD, West Berkshire Council’s Quality Design SPD Part 5 and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan and the National Planning Policy Framework (2019).

*(The meeting commenced at 6.30pm and closed at 8.05pm)*

**CHAIRMAN** .....

**Date of Signature** .....

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# DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

## DISTRICT PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON TUESDAY, 4 MAY 2021

**Councillors Present:** Phil Barnett, Dennis Benneyworth, Hilary Cole, Carlyne Culver, Alan Law, Royce Longton, Ross Mackinnon, Alan Macro, Graham Pask, Richard Somner and Tony Vickers

#### PART I

**1. Election of Chairman**

**RESOLVED that** Councillor Alan Law be elected Chairman of the District Planning Committee for the 2021/22 Municipal Year.

**2. Election of Vice-Chairman**

**RESOLVED that** Councillor Dennis Benneyworth be elected Vice-Chairman of the District Planning Committee for the 2021/22 Municipal Year.

**CHAIRMAN** .....

**Date of Signature** .....

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# Agenda Item 4.(1)

<b>Item (1)</b>	
<b>Application:</b>	21/02173/COMIND
<b>Site Address:</b>	Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.
<b>Proposal:</b>	The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m <sup>2</sup> of internal floor space of use class F2(B).
<b>Applicant:</b>	Alliance Leisure Services
<b>Report to be considered by:</b>	District Planning Committee
<b>Date of Meeting:</b>	02 <sup>nd</sup> March 2022.

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02173/COMIND>

<b>Purpose of Report:</b>	For the District Planning Committee to determine the planning application.
<b>Recommended Action:</b>	The Western Area Planning Committee resolved that the application be approved.
<b>Reason for decision to be taken:</b>	<p>Called in to the Western Area Planning Committee by the Ward Member: for Committee Members to review the parking allocation for the new use.</p> <p>Referred to the District Committee by Planning Management, due to the significant district wide public interest.</p>
<b>Key background documentation:</b>	<p>Appendix 1: Western Area Planning Committee Agenda Report and the update report of 15<sup>th</sup> December 2021.</p> <p>Appendix 2: Update Report for this item at the Western Area Planning Committee 15<sup>th</sup> December 2021</p> <p>The minutes of the Western Area Planning Committee on the 15<sup>th</sup> December 2021 are yet to be approved.</p>

<b>Key aims</b> N/A
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## Implications

<b>Policy:</b>	The proposal complies with policies ADPP1, ADDP2, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).and the Newbury Vision 2026 and 2036, West Berkshire Council Playing Pitch Strategy (2020) and the Sport England 'Playing fields policy and guidance' (2018).
<b>Financial:</b>	Should the application be approved and implemented, it will be liable to a CIL charge.
<b>Personnel:</b>	N/A
<b>Legal/Procurement:</b>	N/A
<b>Property:</b>	The application is submitted by Alliance Leisure on behalf of West Berkshire District Council ("Council").
<b>Risk Management:</b>	N/A
<b>Equalities Impact Assessment:</b>	N/A

## EXECUTIVE SUMMARY

### 1 INTRODUCTION

- 1.1 On 15th December 2021, Members of the Western Area Planning Committee considered the Committee Report and Update Report and resolved to accept Officer recommendation and approve planning application 21/02173/COMIND.
- 1.2 As Members will note from the Officers' Reports to the Western Area Planning Committee, the application seeks full planning permission for the construction of a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial grass pitch, under use class F2(C). The proposed artificial grass pitch includes fencing, storage, spectator seating and artificial lighting. The sports pavilion building will provide approximately 400 square metres of internal floor space under use class F2 (B). The proposal is located within the settlement of Newbury, at Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.

#### ***Statutory and non-statutory consultation (Post Western Area Planning Committee )***

- 1.3 The table below summarises the consultation responses received after the Western Area Planning Committee and following the submission of amended documents and plans. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>Newbury Town Council:</b>	Objection: based on impact on residential amenity and adjacent buildings; insufficient parking; impact on trees; transport impacts; not a like for like replacement for Faraday Road; plans for the development of Faraday Road should be considered alongside this
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	proposed replacement site.
<b>WBC Highways Officer:</b>	No objection to highway and parking impact. Additional information required to approve the Construction Method Statement. The pedestrian route through the car park into the building can be secured by condition.
<b>WBC Drainage Officer:</b>	No objection subject to previously recommended condition requesting additional information.
<b>WBC Environmental Health:</b>	No objection subject to compliance with the Noise Impact Assessment and Noise Management Plan
<b>Sport England</b>	No comments response on additional information submitted

1.4 Since the application was heard at the Western Area Planning Committee, the Local Planning Authority has received 5 additional representations. One additional representation has been received in objection and the remaining 4 representations were from previous contributors. At the time of writing the report, the total number of representations were 1 contributor in support of the application, 3 impartial contributions and 33 objections. The matters raised are similar to those raised previously, however the following additional planning related points have been made:

- confusion evident at the Western Area Planning Committee regarding whether the facility is a Step 6 or Step 4 facility.
- step 4 facility has a major impact on expected spectator numbers.
- if the facility is a Step 4, then the site is too small.
- unclear if the facility is a replacement for Faraday Road
- admitting the facility is Step 4 will raise questions about the extent that the new pitch is a replacement for Faraday Road.
- as a replacement for Faraday Road , the site is too small.
- site is not fit for purpose for an ambitious football club
- the whole rugby club car park should be made available on match days.
- the planning condition should be that no first team football matches can be held on the same day as first team rugby matches
- other conditions discussed at the Western Area Planning Committee should be adopted, including parking surveys of local roads
- pitch does not meet the requirements of Sport England in terms of quality and accessibility
- the proposed development is part of West Berkshire Council's Pitch Playing Strategy to relocate Faraday Road Stadium before any construction work starts at Faraday Road Stadium site.
- the purpose of this development is to mitigate the future loss of the Faraday Road Stadium.
- Newbury Football Club deserves a dedicated ground and associated facilities

1.5 The various points raised by consultees and members of the public are addressed in this report and the original committee report.

### ***Application Background***

1.6 The application is submitted by Alliance Leisure on behalf of the Council, as the Council seeks to deliver playing pitches in accordance with the West Berkshire Playing Pitch Strategy, which was approved in 2020. The Council's Playing Pitch Strategy also includes

the specific objective of providing a future replacement football facility for the Faraday Road Football Stadium. Further to the information in paragraphs 1.3 and 6.8 of the report to the WAPC, and for the avoidance of doubt, this is a proposal for a new step 4 ground as part of a new sports hub facility and members are reminded that there is no formal link between the current application and any separate development plans or planning application that may emerge in the future in relation to the Faraday Road Stadium, London Road Industrial Estate or its replacement.

- 1.7 In their consultation comments, Sport England outlined that any loss of the playing field area at Faraday Road Stadium would need to be offset by a new playing field provision elsewhere and that any future proposals connected with the loss of Faraday Road Stadium will need to be assessed in due course against Sport England's Playing Fields Policy and Guidance and Government planning policy guidance, particularly NPPF paragraph 99. At this stage. While the Council's Playing Pitch Strategy and Sport England's comments are material planning considerations insofar as they set the context for future playing pitch provision, members are advised that this application should be determined on its individual planning merits.
- 1.8 According to Policy ADPP2, Newbury will continue to fulfil its key role as the administrative centre and major town centre for the District, with a wide range of retail, employment, leisure and community services and facilities. The policy indicates that community infrastructure will be provided to meet the growth in population and existing community facilities will be protected and, where appropriate, enhanced. For the purposes of the Core Strategy and Policy CS18 (Green Infrastructure), the definition of green infrastructure includes all outdoor sports facilities. Policy CS18 states that all outdoor sports facilities will be protected and enhanced, new developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. The proposed development is compliant with Policy CS18.
- 1.9 Sport England consider that the proposal would provide a fit for purpose resource for football match play and a fit for purpose training facility suitable for both football and rugby. Sport England consulted both the Football Association (FA) and Rugby Football Union (RFU) on the proposal.
- 1.10 The Newbury Vision 2026 and 2036 sets out the District, Town Councils and community aspirations for the future of Newbury. The document indicates support for the growth of recreational and sporting facilities within Newbury and the preservation and enhancement of the District's open spaces. In 2020 the Council adopted its own Playing Pitch Strategy. The Council's Playing Pitch Strategy (PPS) indicates an existing shortage of AGP provision for rugby and football, including training capacity.
- 1.11 The proposed development will revitalise a major sporting asset providing much needed facilities for the community in Newbury. The proposal is to improve the quality, design and playing area of the ground for football, rugby and other ancillary community facilities. This application is in keeping with the ground's playing pitch status and will improve recreational and sporting facilities and thereby health and wellbeing.

## 2 MAIN ISSUES RAISED

**The Football Association Pyramid – what 'Level' is the proposed development designed to accommodate.**

- 2.1 The Football Association (FA)'s 'National Ground Grading' categories provide some guidance for the facilities necessary at a football ground relevant to position in the National League System (NLS). Newbury FC currently competes at Step 7/8 which is outside the NLS (UHSport Hellenic League Division Two South). A comparison between ground

grading categories Step 7 and Step 4 suggests that the only material differences relate to spectator capacity and how those spectators are accommodated. A Step 7 and Step 6 ground requires no minimum capacity at this level. A Step 4 ground must have a minimum capacity of 1,000 spectators, calculated by a competent person in accordance with the guidance given in the "Guide to Safety at Sports Grounds" (Green Guide) at the time of the ground's inspection.

- 2.2 During the Western Area Planning Committee, Members debated the application extensively. The application is for a Step 4 facility and the Committee sought clarification on how the facility would meet the FA's Step 4 ground grading standards, notwithstanding that the current football use requirement is at the lower Step 6 level. In their capacity as a statutory consultee Sport England acknowledged that the facility would be designed to enable the potential future accommodation of a Step 4 compliant football ground, use class F2(C). The Applicant will be required to secure FA Certification for a Step 4 facility, an informative is attached to the recommendation. Sport England also advised that any future proposals connected with the permanent loss of Faraday Road Stadium will need to be assessed in due course against Sport England's Playing Fields Policy, relevant planning guidance and paragraph 99 of the NPPF.
- 2.3 The pitch and stands are to be designed to accommodate the FA's Step 4 standards in order to allow for future success and promotion up the football league. Sport England acknowledged that subject to further design adjustments and the FA Certification requirements, the proposed facility will meet the FA's Step 4 grading. Following the Western Area Planning Committee and to provide further clarity for Members on potential noise impacts, an Amended Noise Impact Assessment has been submitted. The report assesses the potential noise impacts up to a Step 4 level use. The report illustrates that there will be space for 268 spectators in the proposed seated stand, 50 spectators on the roofed standing terrace and the remaining 682 spectators will be located around the playing pitch as standing spectators.

### **Parking**

- 2.4 The Committee also sought clarification on the total number of proposed car parking spaces available for the facility during its current use at Step 6. Following the Committee the Applicant has submitted an Amended Transport Statement to clarify this matter. Following the points raised during the Committee debate, Officers sought to ensure that the supporting documents also clearly assess the facility's potential use at a Step 4 level. In adopting this approach, the submitted Amended Transport Statement confirms that the proposed 52 parking spaces will provide parking for normal day to day uses of the facility. The report confirms that the parking demand associated with the current spectator levels for Saturday match days will be met by the addition of 30 parking spaces at the Newbury Rugby Club car park and additional 100 spaces that will be made available at Newbury College. This would ensure provision of a total of 182 parking spaces, comprising:
- 52 parking spaces on the new on-site car park (non match day parking use).
  - 30 parking spaces available at the Newbury Rugby Club car park.
  - 100 parking spaces available at the Newbury College car park.
- 2.5 Given the questions raised by Committee regarding the future use of the facility at Step 4, the Amended Transport Statement has also assessed and calculated the parking demand for the use of the facility at the FA's Step 4 level. The parking demand associated with the FA Step 4 events will be met by the provision of 100 additional spaces within the rugby club car park and an additional 50 spaces made available at Newbury College. This would ensure provision of a total of 332 parking spaces, comprising:
- 52 parking spaces as per the above permanent provision.

- Additional 100 parking spaces within the rugby club grounds.
- 50 additional parking spaces at Newbury College.

2.6 The Council's Highway Officer has reviewed the Amended Transport Statement and has stated that the recommended condition that would come into effect should the club reach Step 4 should still apply as per the previous committee report. Condition 10 allows for additional car parking at Newbury College, but alongside other measures outlined within the condition. The Amended Transport Statement report concludes that adequate numbers of car parking and cycle parking spaces are proposed, covering three scenarios of spectator attendance in the present and the future (i.e. normal daily use, Saturday match days and future Step 4 events). The proposed parking will ensure there is a reduced risk of displaced vehicles parking on the existing access road which consists of parking restrictions enforced by double yellow lines.

### **Noise**

2.7 The Amended Noise Impact Assessment has been submitted with an assessment of the facility at a Step 4 level (Grade E). The report states that there are no statistics available for attendances for Newbury F.C.'s matches or league (UHSport Hellenic League Division Two South). However, the attendance statistics for the highest league possible under Step 4 (Southern League Division 1 Central) are provided in the Amended Noise Impact Assessment and these indicate a maximum attendance ranging between 112 and 715 spectators, with an average attendance ranging between 88 and 412 spectators. Officers would highlight to Members that none of the Step 4 attendances reach the FA's minimum capacity requirement of 1000 spectators for a Step 4 (Grade E). stadium facility. The Amended Noise Impact Assessment was also based on actual attended noise surveys which were undertaken at the Monks Lane site on the 02nd September 2021 and additional noise predictions based on the proposed use. An assessment of car park and traffic noise was also undertaken within the report. The report concludes that the noise generation is considered to be below the onset of community annoyance, such that it is not expected that the proposed use would have an adverse impact on existing levels of residential amenity. The report also concludes that the main noise generating events will be infrequent and limited in duration. Whilst there will be audible noise from the spectators at times this will not be significant enough to have an observed adverse effect on nearby residential properties. The Council's Environmental Health Officer agrees with the report's findings and raise no objections provided the development proceeds in accordance with the submitted Amended Noise Impact Assessment and the Noise Management Plan within the same report.

### **BREEAM**

2.8 During the Committee meeting, Members also questioned the sustainability credentials of the proposed clubhouse. A BREEAM condition seeking an "Excellent" rating was recommended to the Committee, however the pre-assessment estimate process has concluded that an 'Excellent' rating cannot be achieved due to the parameters of the scheme along with restrictions of the site. The Applicant has submitted a BREEAM pre-assessment which shows that the development has achieved a BREEAM score of 57.2% with minimum standards for 'Excellent' within the Energy Section being achieved. This translates into an overall pre-assessment BREEAM rating of 'Very Good'.

2.9 Policy CS15 of the Core Strategy requires that all non-residential development achieve a BREEAM rating of "Excellent". Policy CS15 was based on a 2013 BREEAM standard at the time the Core Strategy was adopted. The policy did not specify that the BREEAM standard will be kept up to date with the latest available standards. The report submitted by Scott White and Hookins uses the 2018 BREEAM standards which are higher than the 2013 BREEAM standards required within Policy CS15. The BREEAM Pre-assessment also

outlines that the renewable energy part of the assessment will achieve an Excellent rating and this is welcome. The evidence from the BREEAM Pre-assessment outlines that the overall Excellent rating may not be achievable. However the BREEAM Pre-assessment evidenced that the minimum standards for Excellent rating within the energy section will be achieved, this adds substantial weight in favour of the sustainability benefits. Officers consider that the rating of BREEAM Very Good will be acceptable in this case due to the parameters of the scheme and the restrictions of the site, and condition 28 can be amended accordingly. However, it remains that the final BREEAM certificate will still be required to be submitted as outlined in condition 28 of the report. This requirement will be retained in the condition.

### **Construction Method Statement and Drainage**

- 2.10 Following the Western Area Planning Committee, the Applicant has submitted details requested by pre-commencement conditions such as the requirement for a Construction Method Statement and a Sustainable Drainage Strategy.
- 2.11 The Highway Authority Officer has reviewed the submitted Construction Method Statement details. Whilst raising no concerns with regard to the construction traffic volumes, additional information is required with regard to how many staff can be expected at the busiest time during construction and tracking diagrams to demonstrate that a large vehicle can manoeuvre in and out of the site and onto the access road. Condition 20 (Construction Method Statement) is therefore retained as previously recommended by Officers.
- 2.12 The Local Lead Flood Authority Officers have indicated that the submitted drainage details do not fully address the requirements of condition 18 (Sustainable drainage measures). Condition 18 is however recommended in an amended format requiring submission of the details of sustainable drainage measures before any above ground level development.

### **3 CONCLUSION**

- 3.1 On 15th December 2021, Members of the Western Area Planning Committee resolved to accept Officers' recommendation and approve application reference 21/02173/COMIND, subject to conditions. Given the district wide public interest in the development, Planning Managers resolved that the application should be determined by the District Planning Committee.

### **4 OFFICER RECOMMENDATION**

- 4.1 To **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions within the report.

#### **4.2 Schedule of Conditions**

1.	<p><b>Time Limit for commencement</b></p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<b>Approved plans</b>

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 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-01 Revision 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
- 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 proposed AGP Elevation -Lighting Column, Acoustic Barrier, Container drawing No HTA-SSL-XX-ZZ-DR-A-02 Revision 03
- 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

Received on 18 January 2022:

- Amended Transport Statement
- Amended Noise Impact Assessment
- BREEAM Pre-Assessment Report
- WBC Supplementary Statement - Benefits and BREEAM

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

**3 External Materials**

Notwithstanding the provisions of the plans and documents hereby approved, prior to above foundation level works commencing, schedule of all the materials for the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved details.

Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.

4	<p><b>Means of Enclosure</b></p> <p>Notwithstanding the provisions of the plans and documents hereby approved, the development hereby permitted shall not be first used until full details have been submitted to and approved in writing by the Local Planning Authority in respect of the means of enclosure or boundary treatments on the site. These details shall include a plan indicating the positions, design, materials and type of boundary treatment (including acoustic fencing) and gates to be erected within the site. The boundary treatments shall be completed in accordance with the approved scheme before the development hereby permitted is first used. The boundary treatment shall thereafter be retained and maintained in accordance with the approved details.</p> <p>Reason In the interest of visual amenity, to protect neighbouring amenity and to ensure the satisfactory appearance of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
5	<p><b>Parking, turning and travel</b></p> <p>The use of the development hereby approved shall not commence until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans.</p> <ul style="list-style-type: none"> <li>a) The parking provisions to be made available before first use shall also include that all parking overflow arrangements at the Newbury Rugby Club and Newbury College are in place before the development hereby approved is first used.</li> <li>b) As submitted in the application documents: In terms of the overflow parking at Newbury College, a transport bus from the college to the club shall be made available before and after the matches when the use of the overflow parking at Newbury College is required.</li> <li>c) A “How to get there” page with travel directions and maps for driving, cycling and walking shall be placed on the relevant Rugby Club and Football Club websites before the development hereby approved is first used.</li> </ul> <p>The development hereby approved shall not be brought into use until confirmation of how the requirements of points (a),(b) and (c) above are delivered has been submitted and approved in writing by the Local Planning Authority.</p> <p>The parking, turning and travel provisions shall thereafter be implemented and kept available for use at all times during matches. If provision of parking at the Rugby Club and Newbury College is terminated, alternative arrangements shall be submitted and approved in writing by the Local Planning Authority.</p> <p>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).</p>
6	<p><b>Electric vehicle charging points</b></p> <p>The use of the development hereby approved shall not commence until electric vehicle charging points have been provided in accordance with the approved plans. Thereafter, the charging points shall be maintained, and kept available and operational for charging of electric vehicles at all times.</p>

	<p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. 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).</p>
7	<p><b>Cycle parking</b></p> <p>The use shall not commence until the cycle parking has been provided in accordance with the approved plans and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. 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).</p>
8	<p><b>Pedestrian footpath link</b></p> <p>The use of the development hereby approved shall not commence until details of a pedestrian footpath link from Monks Lane to the approved sports hub building (including any surfacing arrangements and marking out) have been submitted and approved in writing by the Local Planning Authority. The pedestrian footpath shall thereafter be completed and maintained in accordance with the approved details.</p> <p>Reason: To ensure the development is provided with adequate pedestrian footpath access, in the interest of providing adoptable infrastructure, road safety and 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).</p>
9	<p><b>Alternating rugby and football home match days</b></p> <p>The provision of adult football and rugby home matches shall be played on alternate match days in the evenings and on Saturdays and Sundays. No main adult football and rugby team matches shall take place on the same day.</p> <p>Reason: To ensure the development is provided with adequate parking facilities to cope with the demand for parking, 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).</p>
10	<p><b>Additional parking demand</b></p> <p>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:</p> <p>Monks Lane, Tydehams, Highlands, Monkswood 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</p>

	<p>a) The survey report shall be submitted within three months of the commencement of each new promotion season.</p> <p>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).</p> <p>c) Should the consultation for the above measures be negative amongst affected residents, then no further action is to be taken.</p> <p>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:</p> <p>i. Appropriate incentives and targets to encourage use of sustainable travel for home matches</p> <p>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.</p> <p>iii. At home matches, the provision of a shuttle bus from Newbury College / University to the football ground.</p> <p>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.</p> <p>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).</p>
11	<p><b>Updated Ecological Appraisal</b></p> <p>In the event that development has not commenced 3 years from the date of this permission, no development shall take place until an updated Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority, together with any additional surveys recommended by the updated Ecological Appraisal. The updated surveys shall be used to inform the mitigation measures for this development.</p> <p>Reason: If the development has not been commenced the ecological appraisal should be updated. This is because the ecology of the site is likely to change over time. This condition is applied in accordance with the statutory provisions relating to the protected species and habitats on the site, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
12	<p><b>Landscape and Ecological Management Plan (LEMP)</b></p> <p>The use of the development hereby approved shall not commence until the Landscape and Ecological Management Plan is implemented in accordance with the Landscape and Ecological Management Plan (LEMP) JSL4065_555 Revision 2 by RPS Group received on 11 November 2021.</p> <p>a) Any detailed habitat creation and management in accordance with the approved LEMP scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this LEMP shall be replaced within the next planting season by habitat creation and management measures of a similar</p>

	<p>size and scale to that originally approved.</p> <p>b) Before the development is first used the applicant shall submit a planting plan as an addendum to the approved LEMP for approval in writing by the Local Planning Authority. The plan shall include the links between the LEMP and any other supporting information, including reference to the LEMP and the final SuDS drainage and maintenance plan.</p> <p>The approved LEMP details shall be implemented in full upon commencement of development.</p> <p>Reason: The LEMP is necessary to ensure the adequate protection and conservation of protected species and habitats on the site, and to achieve the specific recommendations of the submitted Ecological Assessment. A comprehensive LEMP will also ensure that interrelated landscape, drainage and ecological proposals are delivered and managed in a holistic manner. To ensure that habitats are protected and enhanced in the best way possible and that the planting can become as established as possible. This condition is applied in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
13	<p><b>Micro plastics and nature conservation measures</b></p> <p>Before the 3G Artificial Grass Pitch is brought into use, an Addendum to the Landscape and Ecological Management Plan (LEMP) Shall be submitted for approval in writing by the Local Planning Authority. The Addendum shall outline the following:</p> <ul style="list-style-type: none"> <li>a) Pitch substrate structural makeup showing details of the materials.</li> <li>b) Details of the installation of signage with the aim of reducing micro plastics leaving the pitch and site.</li> <li>c) A layout plan of the site – showing where grates, fences and other Micro plastic control infrastructure is located.</li> <li>d) Details of how the applicants propose to ensure there is no net increase in the amount of plastics (that could become micro in size if not already that size) entering the natural environment because of the proposed development and its use. The details shall address mitigating the expected 15kg of micro plastics outlined within the submitted documents. The overall objection is a reduction to the point of zero offset incorporating other measures and schemes that can be employed, including schemes with third party organisations already knowledgeable in the micro plastics field such as Thames Water and the Kennet Catchment Partnership or other partners.</li> </ul> <p>The approved measures shall thereafter be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.</p> <p>Reason: To ensure that the release of plastics and in particular micro-plastics into the environment is mitigated to safeguard the River Kennet and River Lambourn Sites of Special Scientific Interest (SSSI) catchment areas. The two rivers are rivers of national and international importance with significant nature conservation value. This condition is applied in accordance with the statutory provisions relating to protected species and habitats, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
14	<p><b>Construction Environmental Management Plan (CEMP)</b></p> <p>The development hereby permitted shall be implemented in accordance with the Construction Environmental Management Plan (CEMP) JSL4065 by RPS Group received on 11 November 2021.</p>

	<p>a) The construction site office, compound and storage of materials shall be located within the bounds of the application site, unless prior approval has been granted in writing by the Local Planning Authority.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats during the construction period. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
15	<p><b>AGP Certification</b></p> <p>Use of the development shall not commence until confirmation of the following certifications and registrations has been submitted to the Local Planning Authority:</p> <p>a) Certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality and</p> <p>b) Confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches, and these details shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>c) Certification that the Artificial Grass Pitch hereby permitted has met World Rugby Regulation 22</p> <p>Thereafter the development shall be implemented in accordance with the certified and registered details and details approved by the Local Planning Authority.</p> <p>Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
16	<p><b>Community use agreement</b></p> <p>Prior to the AGP and associated pavilion and car parking being first brought into use, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch, the pavilion and car parking and include details of pricing policy, hours of use, access by non-members of Newbury Sport Hub, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
17	<p><b>AGP Management and Maintenance Scheme</b></p> <p>Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. This is to ensure the replacement of the Artificial Grass Pitch within the</p>

	<p>manufacturer's recommended specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch.</p> <p>Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
18	<p><b>Sustainable drainage measures</b></p> <p>No above ground development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall:</p> <ol style="list-style-type: none"> <li>a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 and in particular incorporate infiltration and 'green SuDS' measures;</li> <li>b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing should be undertaken in accordance with BRE365 methodology;</li> <li>c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or surface water drainage system at no greater than 1 in 1 year Greenfield run-off rates;</li> <li>d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</li> <li>e) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</li> <li>f) Include with any design calculations an allowance for an additional 10% increase of paved areas over the lifetime of the development;</li> <li>g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</li> <li>h) Include permeable paved areas which are designed and constructed in accordance with manufacturers specification or guidelines if using a proprietary porous paved system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;</li> <li>i) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;</li> <li>j) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);</li> <li>k) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;</li> <li>l) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;</li> <li>m) Upon completion, include a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on completion of construction. This shall include : plans and details of any key drainage elements (surface water drainage</li> </ol>

	<p>network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (2006) and SuDS Supplementary Planning Document (2018).</p>
19	<p><b>Construction hours</b></p> <p>No construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays;</p> <p>No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
20	<p><b>Construction method statement</b></p> <p>No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:</p> <ul style="list-style-type: none"> <li>(a) A site set-up plan during the works;</li> <li>(b) Parking of vehicles of site operatives and visitors;</li> <li>(c) Loading and unloading of plant and materials;</li> <li>(d) Storage of plant and materials used in constructing the development;</li> <li>(e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;</li> <li>(f) Wheel washing facilities;</li> <li>(g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;</li> <li>(h) A scheme for recycling/disposing of waste resulting from construction works;</li> <li>(i) Hours of construction work;</li> <li>(j) Hours of deliveries and preferred haulage routes;</li> </ul> <p>A pre-commencement condition is required because the CMS must be adhered to during all construction operations including the first operations on the site.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>



21	<p><b>Noise Impact Assessment</b></p> <p>The development and use hereby permitted shall be implemented in accordance with the Amended Noise Impact Assessment ref: 9157/RD REVISION F by Acoustic Consultants Ltd received on 18<sup>th</sup> January 2022.</p> <p>a) The Noise Management Plan within the approved Noise Impact Assessment, including measures for the control of antisocial behaviour, hours of operation and reporting shall be implemented in full.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>
22	<p><b>Lighting Assessment</b></p> <p>The development and use hereby permitted shall be implemented in accordance with the AGP Technical Information to Support Planning Revision 1 by Surfacing Standards Limited received on 18<sup>th</sup> October 2021 and the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>
23	<p><b>Landscaping</b></p> <p>The development hereby permitted shall not be first used until details of treatment of all parts on the site not covered by buildings have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season of the completion of the development. Details shall include:</p> <p>a) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;</p> <p>b) location, type and materials to be used for hard landscaping including specifications, where applicable for:</p> <ul style="list-style-type: none"> <li>i. permeable paving</li> <li>ii. tree pit design</li> <li>iii. underground modular systems</li> <li>iv. Sustainable urban drainage integration</li> <li>v. use within tree Root Protection Areas (RPAs);</li> </ul> <p>c) a schedule detailing sizes and numbers/densities of all proposed trees/plants;</p> <p>d) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and</p> <p>e) types and dimensions of all boundary treatments</p> <p>There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.</p>

	<p>Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting.</p> <p>Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
24	<p><b>Tree protection scheme</b></p> <p>All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference drawing numbers JSL4065_771 &amp; JSL4065 dated July 2021.</p> <p>The protective fencing shall be implemented and retained intact for the duration of the development.</p> <p>Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
25	<p><b>Arboricultural Method Statement</b></p> <p>The Arboricultural Method Statement and tree protection measures within report ref: JSL4065_771 dated July 2021 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
26	<p><b>Pre-commencement meeting (Tree protection)</b></p> <p>No development shall take place (including any ground works or site clearance) until a pre-commencement meeting has been held on site and attended by a suitably qualified arboricultural consultant, the applicant/agent and a Tree Officer from the Council to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree protection plan.</p> <p>The outcome of the meeting shall be submitted and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with these approved details or any variation as may subsequently be agreed in writing by the</p>

	<p>Local Planning Authority.</p> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out to ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
27	<p><b>Retaining trees</b></p> <p>No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted in writing from the Local Planning Authority.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
28	<p><b>BREEAM</b></p> <p>The sports pavilion building hereby permitted shall not be occupied until a final Certificate has been issued, and a copy submitted to the Local Planning Authority, certifying that BREEAM “VERY GOOD” has been achieved for the development in accordance with the BREEAM Pre-Assessment Report by Scott White and Hookins received on 18 January 2022.</p> <p>Reason: To ensure the development contributes to sustainable construction and sustainable operations. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD (Part 4).</p>
29	<p><b>External lighting</b></p> <p>The development hereby permitted shall be implemented in accordance with the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>No additional external lighting shall be installed except in accordance with a lighting strategy that has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no external lighting shall be installed except in accordance with the specifications and locations set out in the approved lighting strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. To ensure the protection of neighbouring residential amenity. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026)</p>

30	<p><b>Roofed standing area</b></p> <p>The use of the development hereby approved shall not commence until details of the roofed standing area have been submitted and approved in writing by the Local Planning Authority. The roofed standing area shall be as approved by the relevant regulators and shall thereafter be completed and maintained in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
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**Informatives**

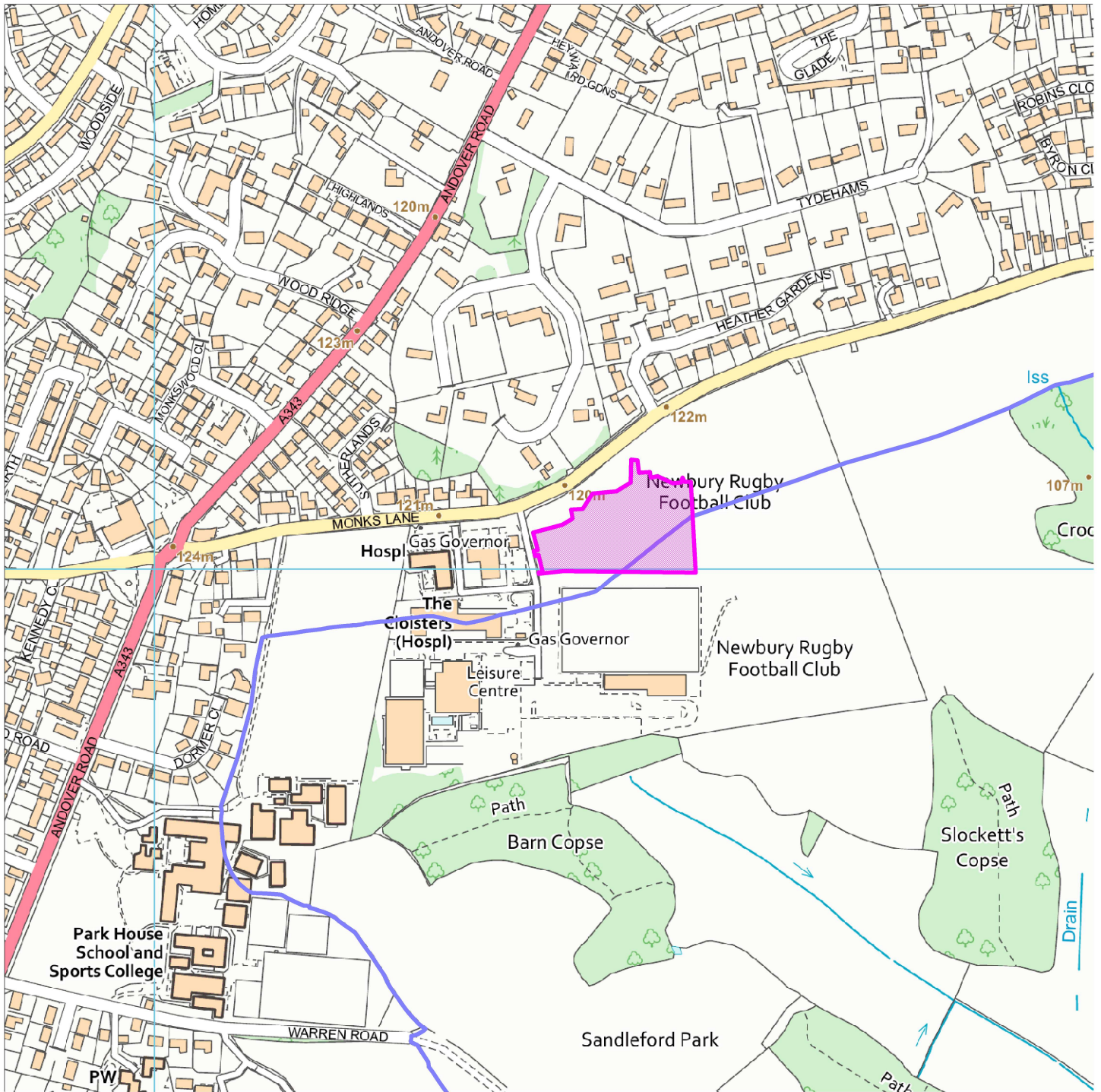
1	<p><b>Approach of the LPA</b></p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development</p>
2	<p><b>CIL</b></p> <p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from the Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at <a href="http://www.westberks.gov.uk/cil">www.westberks.gov.uk/cil</a></p>
3	<p><b>FIFA Quality Concept for Football Turf</b></p> <p>- FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules. For Rugby the artificial grass pitch is to be tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.</p>
4	<p><b>Highways waiting restrictions</b></p> <p>In respect of the requirements of condition 10 should the football club be promoted and the results of the public consultation public consultation on parking be negative, the Local Highways Authority has stated that appropriate waiting restrictions will be considered and implemented where necessary.</p>

**Appendices**

1. Agenda Committee Report for 21/02173/COMIND on the WAP Committee meeting held on the 15<sup>th</sup> December 2021.
2. Update Sheet Report for 21/02173/COMIND on the WAP Committee meeting held on the 15<sup>th</sup> December 2021.

\*\*\* The minutes of the WAP Committee on the 15<sup>th</sup> December 2021 are yet to be approved.

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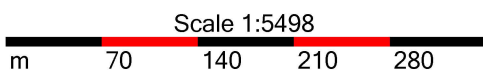
Map Centre Coordinates :

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	Not Set
<b>Date</b>	01 December 2021
<b>SLA Number</b>	0100024151



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Item No.	Application No. and Parish	Statutory Date	Target	Proposal, Location, Applicant
(1)	21/02173/COMIND  Newbury Town Council and Greenham Parish Council	01 December 2021*		The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m <sup>2</sup> of internal floor space of use class F2(B).  Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.  Alliance Leisure Services
*Extension of time agreed until 16 <sup>th</sup> December 2021.				

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02173/COMIND>

**Recommendation Summary:**

To **DELEGATE** to the Service Director - Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions at Section 8.2 of the report.

**Ward Members:**

Councillor Adrian Abbs  
Councillor David Marsh  
Councillor Tony Vickers

**Reason for Committee determination:**

Called in by Ward Member: for Committee Members to review the parking allocation for the new use.

**Committee Site Visit:**

09<sup>th</sup> December 2021.

**Contact Officer Details**

**Name:** Masie Masiwa  
**Job Title:** Senior Planning Officer  
**Tel No:** 01635 519111  
**Email:** [Masie.Masiwa@westberks.gov.uk](mailto:Masie.Masiwa@westberks.gov.uk)

## 1. Introduction

- 1.1 This application seeks full planning permission for the construction of a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial grass pitch, under use class F2(C). The proposed artificial grass pitch includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400 square metres of internal floor space under use class F2(B). the proposal is located at Newbury Rugby Football Club, Monks Lane, Newbury, West Berkshire.

### ***Background***

- 1.2 The application is submitted by Alliance Leisure on behalf of West Berkshire Council, as the Council seeks to deliver playing pitches in accordance with the West Berkshire Playing Pitch Strategy, which was approved in 2020. The Playing Pitch Strategy includes the specific objective of providing a replacement football facility for the Faraday Road Ground.
- 1.3 West Berkshire Council has engaged with Sport England prior to the submission of the application. West Berkshire Council and Sport England have submitted a joint statement which states that they are both jointly supporting the development proposals at Newbury Rugby Club as an enhanced replacement to meet the community's needs for a replacement facility for Faraday Road Stadium, in line with the Playing Pitch Strategy.
- 1.4 Officers note the two recent applications recently approved by the WAP Committee at Faraday Road for a football facility including a clubhouse, stand and pitches. Officers would advise Members that considerations on this application do not impact on the considerations on those two applications, which are for a separate and alternative scheme, and vice versa. It is therefore not material to the planning decision which of the two sites ends up being developed. Nor are the Local Planning Authority and Members of the Western Area Planning Committee being asked to express a preference between the two sites. The role of the Local Planning Authority is to consider each planning proposal independently on its own individual planning merits and in view of the relevant policy considerations applicable for that proposal and in that location. Ultimately in the event that the WAP Committee resolves to approve both schemes then it would not be a matter for the Local Planning Authority which development is to be implemented.

### ***Proposed development***

- 1.5 The proposed development seeks the construction of a new 3G Artificial Grass Pitch (AGP), a single storey sports pavilion with changing room facilities and community function room area. The proposal also includes the installation of floodlighting, construction of associated parking, fencing, storage areas and spectator seating. The new community facility will be available for rugby, football and other sports activities
- 1.6 The proposed pavilion building will consist of approximately 400 square metres of internal floor area. The building will measure approximately 34.5 metres in length, approximately 12.9 metres in width and approximately 4.4 metres in height to the roof ridge.
- 1.7 The proposed pavilion building will be designed to include:
- 4 changing rooms

- Medical room
- Officials rooms
- Plant room
- WCs
- Board room
- Kitchen servery
- Sitting area

- 1.8 It is submitted that the proposed kitchen and servery will be re-heat only, thus no large kitchen equipment will be installed. The building will be designed with a gable pitch roof, with exposed purlins to the eaves and the roof will be constructed of slate. Brick and grey timber effect boarding will be used to construct the walls. The windows are designed as a combination of high level windows to protect the privacy of the changing rooms and larger windows with views from the office, board room and medical room. The proposal includes a glazed entrance door facing the proposed parking area. Bi-fold doors are proposed on the eastern elevation looking out across the AGP.
- 1.9 The proposed AGP is located on the site of an existing grass pitch and is sited largely due to the constraining steep run off to the south of the site which leads to the main rugby pitch on the site. The AGP playing surface will comprise of a system with an underlying shock pad and a 3G AGP containing up to 60mm pile and partially in-filled with silica sand and granulate rubber. The proposed 3G AGP will operate for 51 weeks of the year with the following operating times proposed:
- Monday to Friday – 0900 to 2200
  - Saturday – 0900 to 1800
  - Sunday – 1000 to 1600
- 1.10 For the 51 weeks of opening, the facility will be used for 33 weeks at peak season (September to May) and 18 weeks at off-peak (June to August)
- 1.11 A spectator seating area is proposed to the north of the pitch with storage facilities proposed in the form of a shipping container located behind the spectator stand. The building and spectator stand have been located behind the hedgerow and tree line separating the site and Monks Lane and the residential properties beyond Monks Lane to the north. The proposed stand will accommodate approximately 268 spectators and will include disabled access areas. The seating stand will be constructed as a modular stand and will be finished in dark green paint to the roof and the northern rear will consist of a box section of steelwork and steel cladding.
- 1.12 The proposal also includes the construction of an open steel mesh ball stop fence and entrance gates around the entire pitch perimeter. The fencing will be constructed with a height of approximately 4.5 metres above ground level. Approximately 1.83 metres of the fence section will be covered to prevent the public viewing from outside of the ground. A 1.8 metre high close boarded wooden acoustic fencing is also proposed within sections of the northern boundary area.
- 1.13 The proposed floodlight system comprises 6No masts, (6No. floodlights in total), each column mounted with two LED luminaires at a height of approximately 15 metres.
- 1.14 It is submitted that the proposed facility will employ one full time member of staff, three assistant part time members of staff and one supporting member of staff. The submitted transport statement outlines that the proposal will be provided with 51 parking spaces, plus 2 disabled spaces and a cycle parking area. The cycle parking is proposed as 10No Sheffield hoops adjacent to the building which will supply

20No cycle parking spaces. A new bin store will be located to the west of the proposed pavilion.

- 1.15 No signage is proposed with the application.
- 1.16 The site is located to the south of Monks Lane and accessed from the eastern side of the access road which is currently the home of Newbury Rugby Football Club, a David Lloyd fitness centre, Wash Common Pharmacy, the Falkland Grange Care Home. The site lies on the edge just outside of the settlement boundary, within a critical drainage area and adjacent to a biodiversity opportunity area consisting of numerous designated ancient woodlands and local wildlife sites to the south and south east.
- 1.17 The site is currently a full sized senior rugby pitch with a hard standing overflow car park area located to the west. The wider site provides additional local rugby pitch provision to a large number of participants, including youth players.
- 1.18 Planning application 20/01238/OUTMAJ, for the construction of 1,000 dwellings, 80 extra care housing units, a new 2 form entry primary school and a new a local centre on an adjacent site is currently being considered at appeal by the Secretary of State. Another planning application 18/00828/OUTMAJ for the construction of 500 dwellings at the nearby Wash Common is also registered as under consideration by the Local Planning Authority.
- 1.19 The site falls within Flood Zones 1 according to Environment Agency Flood Mapping.

## 2. Relevant Planning History

- 2.1 The table below outlines the relevant planning history for the application site.

Application	Proposal	Decision / Date
13/02162/COMIND	Section 73A - Application for variation of Condition (2) - Duration and Condition (11) - Access of approved application 12/02156/COMIND - The importation of fill shall cease no later than 31 August 2014 and the access to Monks Lane shall be removed and restored by 30 September 2014	Approved November 2013
12/02156/COMIND	Section 73: Variation of Condition 3 - The importation of waste materials shall cease not later than 18 months from the date upon which such works commence, of planning permission 09/02204/COMIND: To read 'The importation of waste materials shall cease no later than 31 August 2013'.	Approved November 2012
09/02204/COMIND	Construction of an all weather playing surface on appropriate foundations laid on recontoured land using imported inert fill to achieve the required levels together with ancillary landscaping of the adjacent land and the adjustment of the Under 15's practice area to more appropriate levels	Approved March 2010

98/52637/FUL	Erection of turnstile	Approved June 1998
97/51209/FUL	Permission to retain two timber huts used as ticket collection/entrance control for rugby matches	Approved October 1997
97/50813/FUL	Erection of two advertisement/information boards.	Approved November 1997
97/50285/FUL	Relaxation of condition 19 of planning permission no 142801 to allow assembly and leisure uses within class d2 and use for crafts-antiques and collectors fairs.	Approved May 1997
93/42801/ADD	Construction of playing fields- clubhouse inc stewards flat- car parking- access road- landscaping.	Approved February 1996
89/35171/ADD	Construction of playing fields caretakers accommodation and facilities clubhouse and stand	Refused January 1993
89/33985/ADD	Relocation of Newbury Rugby Club playing fields caretakers accommodation facilities club house and stand	Refused April 1989

### 3. Procedural Matters

- 3.1 The latest proposed development falls within the column 1 description at paragraph 10 (b) (Urban development projects – sports stadium) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. The Local Planning Authority has taken into account the selection criteria in Schedule 3 of the 2017 EIA Regulations. An EIA screening exercise has been completed in accordance with the Regulations and a consideration of the existing use has been made. It is concluded that the proposed development, is not “EIA development” according to the 2017 EIA Regulations and an Environmental Statement is not required.
- 3.2 A site notice was displayed on 10<sup>th</sup> September 2021 and the deadline for representations expired on 01<sup>st</sup> October 2021. Press notices were advertised in the Newbury Weekly News on 09<sup>th</sup> September 2021.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL is only charged on residential and retail development. The proposed pavilion building may be CIL liable particularly with regard to the service area in which case the development would require a financial contribution to be made in respect of the Council’s Adopted CIL Charging Schedule. The Developer Contribution team will address this matter under separate cover.

3.4 More information on CIL is available at [www.westberks.gov.uk/cil](http://www.westberks.gov.uk/cil)

#### 4. Consultation

##### Statutory and non-statutory consultation

4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

<b>Newbury Town Council:</b>	Objection: based on impact on residential amenity, impact on trees, transport impacts, not a like for like replacement for Faraday Road. No BREEAM rating, inaccuracies as development is within Newbury Settlement boundary.
<b>Greenham Parish Council</b>	Objection: based on inadequate parking, lack of biodiversity gain, no alternative energy scheme.
<b>WBC Highways Officer:</b>	No objection subject to conditions
<b>WBC Drainage Officer:</b>	No objection subject to condition
<b>WBC Ecology Officer:</b>	No objection subject to conditions
<b>WBC Trees Officer:</b>	No objection subject to conditions
<b>WBC Archaeology:</b>	No objection
<b>WBC Environmental Health:</b>	No objection subject to conditions
<b>WBC Transport Policy</b>	No objection subject to condition
<b>WBC Minerals and Waste Officer</b>	No comment response received
<b>Sport England</b>	No objection subject to conditions
<b>Environment Agency:</b>	No comment response received
<b>Natural England</b>	No objection

## ***Public representations***

4.2 Representations have been received from 1 contributor in support of the application, 3 impartial contributions and 32 objections.

4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following planning related points have been raised:

- Proposal is not a replacement for the current Faraday Road Football Ground
- No full Ecological report has been submitted
- The Carbon footprint of the development is not clear
- The development is located too close to residential properties to the north
- The location of the proposed football club will be a nuisance to residents
- Impact on neighbouring residential properties will be extensive
- Concerns of spillage of vehicles parking on Monks Lane and Heather Gardens
- Floodlights will cause light pollution
- Stadium fails to offer an adequate football facility as it will clash with rugby provision
- There will be conflict between rugby and football usage
- Removing an existing rugby pitch
- Stadium will not be accessible on public transport
- Car parking is too small and inadequate for the initial step 6 football facility
- The transport statement considers only players and officials and takes no account of spectators
- Traffic is a concern along the adjacent roads at peak times
- Current Rugby Club car park is already inadequate on rugby match days
- Step 6 category G facility should have covered accommodation for 100 spectators of which 50 seated
- The proposed site has little room for growth of the club
- Plans currently under consideration for 2000 houses on an adjacent site.
- Proposal does not give an appearance and impression of a football ground
- People will be able to view the game from outside the ground
- Lack of relevant detail in the application
- Town's main football ground should be in town centre location
- Proposal is not financially sustainable
- Newbury Community Football Group do not support the proposal
- Proposal will prioritise rugby use over football
- Proposal creates an immediate cap on any football league progression
- Newbury should have a senior team with the quality to play in Step 2
- Newbury FC support the new facility at Monks Lane
- Newbury FC have been incorporated in the plans from the start
- Proposal is beneficial not just for Newbury FC but also Newbury community
- The ground will be a Step 4 facility in the future.
- Newbury FC state they currently compete at Step 7 after resigning from Step 5 in 2015.
- Proposal allows Newbury FC to play in a less financially demanding league

## 5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies NPPF, ADPP1, ADDP2, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies TRANS.1, OVS.5 and OVS.6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Quality Design SPG (2006)
- Sustainable Drainage SPD (2018)
- Conservation of Habitats and Species Regulations 2017
- Manual for Streets
- West Berkshire Cycle and Motorcycle Advice and Standards for New Development 2014
- West Berkshire Council Playing Pitch Strategy (2020)
- Newbury Vision 2026 and 2036
- Newbury Town Design Statement
- Sport England 'Playing fields policy and guidance' (2018)

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Design, function, character and appearance of the area
- Impact on neighbouring amenity and quality
- Highways safety
- Trees and Landscaping
- Flooding and drainage
- Biodiversity
- Representations
- Other matters
- Planning balance and conclusion

### Principle of development

6.2 Policy ADPP1 identifies the District Settlement Hierarchy where new development will be focused, primarily on previously developed land.

6.3 According to Policy ADPP2, Newbury will continue to fulfil its key role as the administrative centre and major town centre for the District, with a wide range of retail,



employment, leisure and community services and facilities. The policy indicates that community infrastructure will be provided to meet the growth in population and existing community facilities will be protected and, where appropriate, enhanced. These include leisure and cultural facilities, which contribute to the attraction of the town for both residents and visitors.

- 6.4 For the purposes of the Core Strategy and Policy CS18, the definition of green infrastructure includes all outdoor sports facilities. Policy CS18 states that all outdoor sports facilities will be protected and enhanced, new developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. It goes on to say, developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by. The proposal is considered to provide an equal or greater size and standard of playing pitch provision.
- 6.5 The supporting text to Policy CS18 recognises that the multi-functional nature of green infrastructure in the District is important for many reasons. It contributes significantly to the quality of life for residents, workers and visitors, in terms of both visual amenity, sport and recreation purposes and health and wellbeing.
- 6.6 The Newbury Vision 2026 and 2036 sets out the District. Town Councils and community aspirations for the future of Newbury. The document indicates support for the growth of recreational and sporting facilities within Newbury and the preservation and enhancement of the District's open spaces.
- 6.7 In 2020 the Council adopted its own Playing Pitch Strategy, which amongst other matters addresses the anticipated loss of the Faraday Road stadium site.
- 6.8 In addressing Sport England planning policy exception E1, the West Berkshire Council Playing Pitch Strategy (2020) at page 32 proposes:
- “Relocation of the single adult sized grass pitch at Faraday Road, together with changing accommodation and the other necessary league requirements to create a step 6 facility on a site which will be no more than 20 minutes’ drive time away, and upgrade the current grass pitch to a 3G pitch with the ability to develop it to a step 5 facility. This site will be available before any construction work starts at Faraday road. “*
- 6.9 It is considered that the proposed 3G pitch, together with changing accommodation and the other necessary football league requirements would create a step 6 facility that would comply with the Playing Pitch Strategy as set out above. According to the FA's National Ground Grading requirements, at Step 6 (Grade/Category G) level, a ground has no minimum capacity.
- 6.10 Sport England (SE), a statutory consultee, has no objection to the proposed development, subject to conditions. SE consulted with both the Football Association/Football Foundation (FA) and the Rugby Football Union (RFU) on the proposed development before arriving at their statutory position of no objection.
- 6.11 The development would result in the change of surface of an existing natural grass playing pitch (currently for rugby use) to a 3G artificial grass constructed pitch (AGP). It is proposed that the pitch would be constructed to meet FIFA Certification for football league matches and training. The AGP will also meet the World Rugby 22 certification to allow for rugby training provision.

- 6.12 The proposed AGP would not be the accepted or correct size to accommodate adult rugby matches, but will meet rugby training certification as above. Importantly, the size of the pitch as proposed has been agreed between Newbury RFC, the site owners, and West Berkshire Council based on the physical site restrictions. In addition, the existing natural grass rugby pitch to be lost was also below the required size for an RFU compliant adult match facility, as such there would be no justification for the proposed AGP to be at rugby match size. Officers consider that the loss of the grass pitch is therefore negligible given the replacement meets the same level of use. SE states that a natural grass pitch with a quality rating of 'good' has a capacity for 3 match equivalent football sessions per week for adults. Comparatively the proposed AGP can support at least 4 match equivalent football sessions just on a Saturday alone. In addition, the carrying capacity of the AGP can be even higher in respect of the lower age groups. As such officers consider that the creation of the AGP in this location would create potentially an increased capacity for far more football training and matches per week than the single natural grass pitch. Officers consider that this extended use capacity will provide increased community benefits.
- 6.13 The Council's Playing Pitch Strategy (PPS) indicates an existing shortage of AGP provision for rugby and football, including training capacity.
- 6.14 SE estimate a deficit of approximately 27.5 adult size natural grass pitches identified in the PPS and the Local Facility Football Plan points to there being a shortage of 8 AGPs. The proposed AGP is therefore compliant with the PPS
- 6.15 SE consider that the proposal would provide a fit for purpose resource for football match play and a fit for purpose training facility suitable for football and rugby. SE consider it necessary to impose a community use agreement condition to ensure that the AGP would contribute towards meeting the needs of football and rugby in the area. This would ensure the AGP contributes to mitigating the current pitch shortages. SE also consider that the proposal in its current form would deliver sufficient potential benefits to sport to outweigh the loss of the grass pitch, subject to a suitable community use agreement being secured. A condition requiring the submission of a community use agreement is recommended within this report.
- 6.16 Concerns were expressed by the FAFF about the design of the fenced enclosure and the potential for spectators to gain a view of matches without paying an admission fee. SE consider that this would not present a significant impact on the sports benefits that the proposal would deliver, nor compliance with the relevant policy requirements. Officers also consider that the application is submitted with a proposal for a covered fence to ensure only paid spectators can watch the matches. Further details can be submitted as part of the requirement to submit details of the means of enclosure for the development. These details are secured by a recommended condition within this report.
- 6.17 SE indicate that the RFU and FA highlighted some concerns regarding the design and business plan, however this was not sufficient to return an objection position as the matters can be resolved. The business plan shows a small loss each year (except year 1) and if the Council were to stop the proposed subsidy then the pitch would stand to make a loss. Following a formal response by the applicant to the above, SE were satisfied with the sustainability of business plan as presented. In response, the applicant confirmed that West Berkshire Council have allocated a sinking fund of £25,000 per annum for the lifetime of the lease. The applicant also added that this arrangement can be evidenced in a report that was agreed by West Berkshire Executive Committee in April 2021.

- 6.18 The sustainability of the business plan supporting the delivery of an AGP was questioned by SE and the FA, specifically when considered as partial mitigation for the loss of the Faraday Road Stadium. However, SE had no objection following the response from the applicant. SE consider that the proposed AGP will make provision for a strategic need for a standalone scheme that addresses the pitch capacity shortages identified within the PPS. This ensures the development is in compliance with Sport England Policy Exception policy 5 provided a condition is imposed to secure a community use scheme to ensure that required sports benefits would be delivered.
- 6.19 It is understood that the Faraday Road ground will not be replaced by the proposed development, but it is the intention of the Council to ensure the current proposed AGP fully or partially mitigates the future planning application for the redevelopment of Faraday Road Stadium and its subsequent loss. SE has recommended that the applicant may wish to consider the issues raised by the FA/FF and the RFU including the subsidy levels within the business plan to ensure these matters are resolved at the time the loss of Faraday Road is considered.
- 6.20 In a submitted joint statement, West Berkshire Council and Sport England outlined that they were jointly supporting the development of proposals at Newbury Rugby Club as an enhanced replacement to meet the community's needs for Faraday Road Stadium, in line with the Playing Pitch Strategy. The Council would be required to deliver a new grass pitch within 2 years of the completion of Newbury Rugby club development. This is to offset the loss of the grass pitch at the Rugby Club to accommodate the sports hub proposals, a matter directed by the PPS. West Berkshire Council also confirmed that a re-development of the Faraday Road Stadium will not commence until the completion of the proposed facilities at Newbury Rugby Club.
- 6.21 The proposed development will revitalise a major sporting asset providing much needed facilities for the community in Newbury. The proposal is to greatly improve the quality, design and playing area of the ground for football, rugby and other ancillary community facilities. This application is in keeping with the ground's playing pitch status and will improve recreational and sporting facilities and thereby health and wellbeing.
- 6.22 Sport England, as the statutory consultee, have assessed the proposal and are satisfied that the proposed development would meet their playing fields policy, in that 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use'.
- 6.23 The proposal would accord with the overall aims and objectives of Policies ADDP1, ADDP2 and CS18 and guidance within the Newbury Vision 2026 and 2036 through the renewal and expansion of an existing sports facility within a sustainable location that forms part of the District's green infrastructure.
- 6.24 In conclusion, the principle of development is acceptable in accordance with the policies discussed above. The wider development plan policies and other material planning considerations are further considered below.

### **Design, function, character and appearance of the area**

- 6.25 According to Core Strategy Policy CS14, new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.

- 6.26 Part 1 of the Quality Design SPD indicates new development should seek to complement and enhance existing areas, using architectural distinctiveness (through construction materials and techniques) and high quality urban design, to reinforce local identity and to create a sense of place. The Newbury Town Design Statement principally promotes that green spaces form an integral part of the Town's character and their role as quality recreational areas should be maximised.
- 6.27 The surrounding built form has a variety of architectural design and form, of varying quality. The scale, form, and design of the sports hub pavilion is not considered by officers to cause any harm to the character and appearance of the site and the surrounding area.
- 6.28 The Council's Archaeological Officer has reviewed the application and concluded that there are no archaeological implications of the proposed works at the site.

*Disabled access*

- 6.29 There will be level access from the car park and sections of dropped kerbs' to ensure wheelchair users can access the building and the proposed seating areas comfortably from the proposed car park and disabled parking areas.

*Sustainability*

- 6.30 The proposal incorporates active design measures to promote sustainability and energy efficiency. The proposed measures and those required at building regulations stage can be factored into a BREEAM certification requirement that will be secured by planning condition.
- 6.31 Overall, the proposal would have an acceptable impact on the character and appearance of the area. The proposal would comply with Policies ADPP2, CS14, CS15 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal also complies with the West Berkshire Supplementary Planning Document Series: Quality Design, and the Newbury Town Design Statement

**Impact on neighbouring amenity and quality of life**

- 6.32 Planning Policies CS14 and CS19 of the West Berkshire Core Strategy are of importance with regard to the potential impact of any development upon neighbouring amenity.

***Statement of community involvement***

- 6.33 An online public consultation exercise was held between 18 January 2021 and 28 February 2021. The online consultation set out the proposed development and the reasons for it. Prior to the online consultation advance notice was issued via the local press and Council's website, the proposed site plan and description were published online. The consultation was held online due to the coronavirus pandemic, officers accept the consultation was proved to be successful with almost 350 online responses to the questionnaire. The online consultation was posted on West Berkshire Councils website, where the results have also been published and full information can be viewed on the following link:

[West Berkshire Council - \[ARCHIVED\] Proposal for a new sports ground at Newbury Rugby Club - Information](#)

- 6.34 In response to the questions the Council received the following percentages in support and opposition;
- a) How far do you agree with our proposal to provide a new sports ground at NRC? Supportive 53.1%, Not Supportive 35.4%
  - b) How far do you agree with our proposal that the new sports ground be a Step 6 facility? Supportive 46.1%, Not Supportive 27.4%
  - c) How far do you agree that different sports sharing a facility is a good idea? Supportive 64.1%, Not Supportive 21.7%.
- 6.35 Officers accept that the proposed development is broadly supported by the local community who have been adequately consulted and are considered the main users of the proposed facilities.
- 6.36 With regard to the potential impact on neighbouring amenity, the nearest noise sensitive residential receptors with regard to the proposed AGP pitch, clubhouse and stand would be the dwellings to the north of Monks Lane at a distance of approximately 55 metres. Falkland Grange Care Home is located west of the site at a distance of approximately 100 metres from the proposed pitch.
- 6.37 The proposed hours of use are as follows:
- Monday to Friday – 0900 to 2200
  - Saturday – 0900 to 1800
  - Sunday – 1000 to 1600
- 6.38 The submitted noise assessment includes the prediction of noise emission from the AGP at the nearby noise-sensitive residential properties, based on noise level technical data from activities measured at existing AGP playing facilities.
- 6.39 Noise levels were measured at nine sports sessions on four separate AGP playing facilities. The measurements included football, hockey and rugby, with men, women and children participating in different sessions. The worst-case predicted noise level in gardens of around 45 dB (1 hour) falls below the criteria at which moderate community annoyance in outside living areas (such as gardens) can occur, as stated in the World Health Organisation 1999 as 50 dB (1 hour).
- 6.40 The predicted noise levels are at a level which would be below the onset of community annoyance. Whilst noise generated by use of the site has potential to be still audible outside the residential properties it is not expected to have an observed adverse impact in terms of the guidelines.
- 6.41 Noise limits can be secured through a condition limiting the installation of any additional commercial plant associated with the operation of the pavilion and the kitchen for example.
- 6.42 Overall, the Council's Environmental Health Officer has reviewed the technical noise assessment report and has concluded that based on the technical assessment there would be no significant impacts on neighbouring amenity.

- 6.43 Noise generated by the use of the site and increased traffic generation would likely present some impact on local residents, however these considerations are also in line with the existing use of the site and officers consider that any additional impacts will not be significant.
- 6.44 The noise management plan should be completed as recommended in the noise assessment report and information published on the website before first use of the proposed development.
- 6.45 The proposed development including the building, stand and fencing would also maintain adequate separation distances from existing residential properties ensuring no material impact on neighbouring residential amenity in terms of loss of light, outlook or privacy, or result in any overbearing impacts.
- 6.46 Whilst the lighting may be visible, the proposed lighting will not illuminate beyond the northern site boundary onto Monks Lane as illustrated on the submitted lighting assessment plan. The lighting plan has been reviewed by the Council's Environment Officer who considers the design to be acceptable and that there will be no detrimental light pollution to neighbouring amenity.
- 6.47 Overall the impact on neighbouring amenity from the proposed development is considered minimal and would not have a materially harmful negative impact on nearby residents. The proposal therefore accords with policy CS14 and the SPD on Quality Design.

### **Highway safety**

- 6.48 Policies CS13 of the WBCS and TRANS.1 of the Saved Policies of the Local Plan relate to highways. Road safety in West Berkshire is a key consideration for all development in accordance with Policy CS13.
- 6.49 The application site is within a sustainable location within walking distance of the town centre. The existing vehicular access into the site is through Monks Lane.
- 6.50 The proposed development is submitted with 50 parking spaces plus 2 disabled parking spaces. This provision assumes that every player (for rugby this equates to 15 players per side, and for football 11 players per side), a coach and an official will generate a requirement for a parking space from a single occupancy car trip. However, alongside the use of alternative travel modes, it is submitted that there will also be an expectation of multi-occupancy trips which will generate a lower overall parking demand.
- 6.51 In the event that parking demand exceeds the total provision, the existing Rugby Club currently provides parking for up to 280 vehicles, and these spaces would be used for the overflow. The existing access road has current parking restrictions enforced by double yellow lines.
- 6.52 The proposed development is submitted to allow provision for future football league promotions. Promotions would likely lead to increased attendances and an increase in parking demand. In the event that the predicted spectator attendance may exceed the car parking capacity on site, it is submitted by the applicant that the proposed facility has a guarantee that it is able to hire 150 additional spaces from Newbury College on a regular basis for all home matches. Newbury College is located to the east of the site within a 12 minute walk from the proposed site along Monks Lane.

- 6.53 The Rugby Club site is connected to the existing footway network on Monks Lane, providing connections to the wider urban area. A pedestrian link route into the site from Monks Lane will be required and this can be secured by a condition. There are also safe crossing points on Monks Lane in the vicinity of the Rugby Club. The site is also within cycling distance of many parts of the Newbury area, however the site is located on top of a hill, as such it is unlikely people will cycle from the town centre. The Transport Policy Officer has no objection, whilst also concluding that there would be no requirement to produce a Travel Plan for the proposed development
- 6.54 The Council's Transport Policy Officer has suggested that a "How to get there map" is provided on the sports hub operator's website page. The applicant has committed to provide a map of the local area, promoting the use of the additional college parking, and also further highlighting how the site can be accessed by sustainable means (i.e. walking, cycling or public transport) as well as access by car. The proposed development does provide adequate cycle parking spaces and this is acceptable.
- 6.55 The proposal has been considered by the Highway Authority who considers that subject to planning conditions, the proposal is considered acceptable. A condition has been recommended outlining that no football and rugby matches can take place on the same day at the site. This would ensure that any overflow parking at the Rugby Club is made available for all home football matches. The applicant submits that this can be accommodated with the relevant league programming authorities. Officers also consider that it is not uncommon, for example, for a rugby team and a football team to use the same stadium site, with the matches having to be alternated from one match to the next. Another condition has been recommended requesting the submission of a parking survey of surrounding streets at each future promotion. These surveys will help to inform any street parking restrictions that may be required due to increased demand from increased attendances.
- 6.56 Overall, it is considered that the proposed development would not have a material impact on highway safety, subject to compliance with the recommended conditions. The application is therefore considered to comply with Core Strategy Policy CS13 and TRANS.1 of the Saved Policies of the Local Plan.

### **Trees and Landscaping**

- 6.57 Policy CS19 of the WBCS concerns the historic environment and landscape character. It seeks to ensure that the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced.
- 6.58 The proposal has been considered by the Council's Tree Officer. The trees on the site will be mostly retained and additional planting will be provided. Officers consider that the additional planting will provide biodiversity enhancements. Agreement and authorisation of tree protection measures will require approval by the Tree Officer.
- 6.59 Overall, it is therefore considered that the proposed development would conserve the trees within the site and provide enhancements in compliance with the advice contained within the NPPF, and Policy CS19 of the WBCS.

### **Flooding and drainage**

- 6.60 Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district.

- 6.61 The site is located within Flood Zone 1 of the Environment Agency's Flood Map and the only source of flood risk to the development is from pluvial runoff as indicated in the submitted Flood Risk Assessment (FRA).
- 6.62 The proposals are based entirely on attenuating rainfall run-off and allowing off-site discharge at a controlled rate. The FRA states that the proposed building and the car park area will drain to an attenuation storage facility under the car park. The Local Lead Flood Authority Officer (LLFA) requested that the applicant submits details of the attenuation storage facility for assessment. The site access slopes from north to south, as such this topography may present a constraint for any drainage scheme. The potential use of a green roof to mitigate rainfall run off was explored with the applicant during the application process, however the applicant indicated that this would not be feasible on the grounds of cost, design and the structural integrity of the building. A condition requesting additional drainage information was therefore recommended by the LLFA.
- 6.63 Overall, the proposal could comply with the provisions of the NPPF, Core Strategy Policy CS16 and Sustainable Drainage SPD (2018).

### **Biodiversity**

- 6.64 Core Strategy Policy CS17 (Biodiversity and geodiversity) states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.65 The Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity networks.
- 6.66 The site is located within the Greenham and Crookham Plateau Biodiversity Opportunity Area 1 (BOA). Each development must maximise opportunities for each BOA to make positive changes for biodiversity.
- 6.67 The proposal would include the installation of an AGP pitch to replace an existing natural grass pitch. An ecological appraisal report and a biodiversity net gain metric was submitted with the application. Proposals have been submitted to provide biodiversity net gain through additional planting, habitat creation and the creation of a species corridor around the Rugby Club site. The eastern and southern boundary hedges of the wider Rugby Club site will be enhanced to offer greater offsite biodiversity enhancements for the protected species known to be present in the area. In addition, the proposed biodiversity enhancements will provide link corridors for the identified species.
- 6.68 The Council's Ecologist has reviewed the proposed development and raises no objection, provided the development proceeds in accordance with the submitted Landscape and Ecological Management Plan (LEMP) and the Construction Environmental Management Plan (CEMP).
- 6.69 Concerns were raised by the Ecologist and the LLFA Officer with regard to the release of micro plastics from the AGP into the environment.



- 6.70 The Council's Ecologist and the Drainage Officer have both stated that the release of plastics and in particular micro-plastics or non-biodegradable plastics into the environment is a current area of concern both nationally and internationally. Artificial sports pitches, as proposed in this application are one example of a potential source of micro-plastics pollution. The 3G AGP is infilled with rubber, which could cause micro-plastics to be released into the local River Kennet and the River Lambourn catchment areas. Both rivers are designated as Sites of Special Scientific Interest (SSSI) and the Kennet and Lambourn Floodplains are designated as Special Areas of Conservation (SAC).
- 6.71 In response to the concerns regarding micro plastics, the applicant has introduced several design details to minimise the loss of the AGP infill material. Sportfix Clean channels will be used along the sides of the AGP to provide a filter for any micro plastics released from the AGP.
- 6.72 In addition the applicant will, among other measures, incorporate a synthetic turf system that has low infill splash characteristics, fit containment barriers on all boundaries of the field, fit decontamination grates and mats, place boot cleaning brushes at main player access gate and ensure all storm water drains within the control zone have suitable micro-filters to capture any infill material in rain water run-off.
- 6.73 Details of additional precautionary AGP maintenance measures are also included in the submitted details.
- 6.74 Any short term impacts associated with the construction process can be controlled through the implementation of the CEMP secured via planning condition. The CEMP can control matters such as dust suppression, hours of work and deliveries. In addition a LEMP is also attached to ensure a sustainable management of the biodiversity enhancements within and adjacent to the site.
- 6.75 The proposed development could comply with the Conservation Regulations 2010, Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, NPPF and Policy CS 17 of the West Berkshire Core Strategy 2012.

### **Representations**

- 6.76 Members of the public have written representations supporting and objecting to the proposed development. The relevant planning related points raised in support and in objection have all been acknowledged and fully considered in this report and were considered using expert advice from the relevant consultees.

### **Other matters**

- 6.77 Any proposed signage will be the subject of separate advertisement consent applications.

## **7. Planning Balance and Conclusion**

- 7.1 Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal. Officers consider that the proposal will make a contribution to the wider social and economic dimensions of sustainable development and will support provision of a leisure facility for the community. There are benefits arising from the development of the whole site, including provision for open space, recreation and leisure facilities.

With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area, flooding risk and biodiversity protection have been fully assessed using expert advice as outlined in this report. Officers consider that the proposed plans preserve and enhance the existing natural and built environment on and surrounding the site.

7.2 Having taken account of all the relevant development plan policy considerations and the other material considerations referred to in this report and the expert consultation provided, officers consider that the development proposed is acceptable and is recommended to Members for approval, subject to the conditions recommended at section 8.2 of the report.

7.3 This decision has been considered using the relevant policies related to the proposal as outlined in the report.

## 8. Full Recommendation

8.1 **DELEGATE** to the Service Director - Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions:

### 8.2 Schedule of Conditions

1.	<p><b>Time Limit for commencement</b></p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p><b>Approved plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the following approved documents and plans:</p> <p>Received on 20 August 2021:</p> <ul style="list-style-type: none"> <li>• Proposed Clubhouse Roof Plan drawing No 1888-SBA -XX -R1-DR-A -012 Revision A</li> <li>• Proposed Clubhouse Sections drawing No 1888-SBA -XX -ZZ -DR-A -101 Revision A</li> <li>• Proposed Clubhouse Elevations drawing No 1888-SBA -XX -ZZ -DR-A -201 Revision B</li> <li>• Proposed Clubhouse Ground Floor Plan drawing No 1888-SBA -XX -00 -DR-A -010 Revision C</li> <li>• Sewer survey report</li> <li>• Joint Statement by WBC And Sport England</li> <li>• Match day maintained average illuminance report</li> <li>• Guidance notes for the reduction of obtrusive light</li> <li>• Optivision LED - Sports lighting</li> </ul>

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-01 Revision 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

	<p>Received on 15 November 2021:</p> <ul style="list-style-type: none"> <li>• Applicant response to Drainage 1</li> <li>• Applicant response to Drainage 2</li> <li>• Applicant response to Drainage 3</li> <li>• Trial Pit Investigation Log</li> <li>• Amended Combined Flood Risk Assessment and Drainage Strategy</li> <li>• Amended Drainage General Arrangement Plan drawing No PB-1019-ZZ-ZZ-DR-C-1001 Revision P2</li> <li>• Amended proposed AGP Elevation -Lighting Column, Acoustic Barrier, Container drawing No HTA-SSL-XX-ZZ-DR-A-02 Revision 03</li> <li>• Amended proposed AGP Drainage plan drawing No NSH-SSL-XX-ZZ-DR-A-04 Revision 02</li> <li>• Amended AGP Section drawing No HTA-SSL-XX-ZZ-DR-A-07 Revision 00</li> </ul> <p>Received on 16 November 2021:</p> <ul style="list-style-type: none"> <li>• Cross section drainage and plastics filtration pipes</li> </ul> <p>Received on 19 November 2021:</p> <ul style="list-style-type: none"> <li>• Amended proposed site plan and Electric Vehicle charging drawing No 1888-SBA-XX-ZZ-DR-A-511 Revision F</li> </ul> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p><b>External Materials</b></p> <p>Notwithstanding the provisions of the plans and documents hereby approved, prior to above foundation level works commencing, schedule of all the materials for the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved details.</p> <p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
4	<p><b>Means of Enclosure</b></p> <p>Notwithstanding the provisions of the plans and documents hereby approved, the development hereby permitted shall not be first used until full details have been submitted to and approved in writing by the Local Planning Authority in respect of the means of enclosure or boundary treatments on the site. These details shall include a plan indicating the positions, design, materials and type of boundary treatment (including acoustic fencing) and gates to be erected within the site. The boundary treatments shall be completed in accordance with the approved scheme before the development hereby permitted is first used. The boundary treatment shall thereafter be retained and maintained in accordance with the approved details.</p> <p>Reason In the interest of visual amenity, to protect neighbouring amenity and to ensure the satisfactory appearance of the development. This condition is applied in</p>

	<p>accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
5	<p><b>Parking, turning and travel</b></p> <p>The use of the development hereby approved shall not commence until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans.</p> <p>a) The parking provisions to be made available before first use shall also include that all parking overflow arrangements at the Newbury Rugby Club and Newbury College are in place before the development hereby approved is first used.</p> <p>b) As submitted in the application documents: In terms of the overflow parking at Newbury College, a transport bus from the college to the club shall be made available before and after the matches when the use of the overflow parking at Newbury College is required.</p> <p>c) A “How to get there” page with travel directions and maps for driving, cycling and walking shall be placed on the relevant Rugby Club and Football Club websites before the development hereby approved is first used.</p> <p>The development hereby approved shall not be brought into use until confirmation of how the requirements of points (a),(b) and (c) above are delivered has been submitted and approved in writing by the Local Planning Authority.</p> <p>The parking, turning and travel provisions shall thereafter be implemented and kept available for use at all times during matches. If provision of parking at the Rugby Club and Newbury College is terminated, alternative arrangements shall be submitted and approved in writing by the Local Planning Authority.</p> <p>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).</p>
6	<p><b>Electric vehicle charging points</b></p> <p>The use of the development hereby approved shall not commence until electric vehicle charging points have been provided in accordance with the approved plans. Thereafter, the charging points shall be maintained, and kept available and operational for charging of electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. 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).</p>
7	<p><b>Cycle parking</b></p> <p>The use shall not commence until the cycle parking has been provided in accordance with the approved plans and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and</p>

	<p>assists with the parking, storage and security of cycles. 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).</p>
8	<p><b>Pedestrian footpath link</b></p> <p>The use of the development hereby approved shall not commence until details of a pedestrian footpath link from Monks Lane to the approved sports hub building (including any surfacing arrangements and marking out) have been submitted and approved in writing by the Local Planning Authority. The pedestrian footpath shall thereafter be completed and maintained in accordance with the approved details.</p> <p>Reason: To ensure the development is provided with adequate pedestrian footpath access, in the interest of providing adoptable infrastructure, road safety and 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).</p>
9	<p><b>Alternating rugby and football home match days</b></p> <p>The provision of adult football and rugby home matches shall be played on alternate match days in the evenings and on Saturdays and Sundays. No main adult football and rugby team matches shall take place on the same day.</p> <p>Reason: To ensure the development is provided with adequate parking facilities to cope with the demand for parking, 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).</p>
10	<p><b>Additional parking demand</b></p> <p>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:</p> <p>Tydehams, Highlands, Monkswood 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</p> <ol style="list-style-type: none"> <li>a) The survey report shall be submitted within three months of the commencement of each new promotion season.</li> <li>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).</li> <li>c) Should the consultation for the above measures be positive amongst affected residents, then no further action is to be taken.</li> <li>d) Should the consultation for the above measures be negative amongst affected residents the applicant shall provide a Travel Plan Statement including but not limited to the following:</li> </ol>

	<ul style="list-style-type: none"> <li>• Appropriate incentives and targets to encourage use of sustainable travel for home matches</li> <li>• 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.</li> <li>• At home matches, the provision of a shuttle bus from Newbury College / University to the football ground.</li> </ul> <p>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.</p> <p>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).</p>
11	<p><b>Updated Ecological Appraisal</b></p> <p>In the event that development has not commenced 3 years from the date of this permission, no development shall take place until an updated Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority, together with any additional surveys recommended by the updated Ecological Appraisal. The updated surveys shall be used to inform the mitigation measures for this development.</p> <p>Reason: If the development has not been commenced the ecological appraisal should be updated. This is because the ecology of the site is likely to change over time. This condition is applied in accordance with the statutory provisions relating to the protected species and habitats on the site, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
12	<p><b>Landscape and Ecological Management Plan (LEMP)</b></p> <p>The use of the development hereby approved shall not commence until the Landscape and Ecological Management Plan is implemented in accordance with the Landscape and Ecological Management Plan (LEMP) JSL4065_555 Revision 2 by RPS Group received on 11 November 2021.</p> <ol style="list-style-type: none"> <li>a) Any detailed habitat creation and management in accordance with the approved LEMP scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this LEMP shall be replaced within the next planting season by habitat creation and management measures of a similar size and scale to that originally approved.</li> <li>b) Before the development is first used the applicant shall submit a planting plan as an addendum to the approved LEMP for approval in writing by the Local Planning Authority. The plan shall include the links between the LEMP and any other supporting information, including reference to the LEMP and the final SuDS drainage and maintenance plan.</li> </ol> <p>The approved LEMP details shall be implemented in full upon commencement of</p>

	<p>development.</p> <p>Reason: The LEMP is necessary to ensure the adequate protection and conservation of protected species and habitats on the site, and to achieve the specific recommendations of the submitted Ecological Assessment. A comprehensive LEMP will also ensure that interrelated landscape, drainage and ecological proposals are delivered and managed in a holistic manner. To ensure that habitats are protected and enhanced in the best way possible and that the planting can become as established as possible. This condition is applied in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
13	<p><b>Micro plastics and nature conservation measures</b></p> <p>Before the 3G Artificial Grass Pitch is brought into use, an Addendum to the Landscape and Ecological Management Plan (LEMP) Shall be submitted for approval in writing by the Local Planning Authority. The Addendum shall outline the following:</p> <ul style="list-style-type: none"> <li>a) Pitch substrate structural makeup showing details of the materials.</li> <li>b) Details of the installation of signage with the aim of reducing micro plastics leaving the pitch and site.</li> <li>c) A layout plan of the site – showing where grates, fences and other Micro plastic control infrastructure is located.</li> <li>d) Details of how the applicants propose to ensure there is no net increase in the amount of plastics (that could become micro in size if not already that size) entering the natural environment because of the proposed development and its use. The details shall address mitigating the expected 15kg of micro plastics outlined within the submitted documents. The overall objection is a reduction to the point of zero offset incorporating other measures and schemes that can be employed, including schemes with third party organisations already knowledgeable in the micro plastics field such as Thames Water and the Kennet Catchment Partnership or other partners.</li> </ul> <p>The approved measures shall thereafter be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.</p> <p>Reason: To ensure that the release of plastics and in particular micro-plastics into the environment is mitigated to safeguard the River Kennet and River Lambourn Sites of Special Scientific Interest (SSSI) catchment areas. The two rivers are rivers of national and international importance with significant nature conservation value. This condition is applied in accordance with the statutory provisions relating to protected species and habitats, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
14	<p><b>Construction Environmental Management Plan (CEMP)</b></p> <p>The development hereby permitted shall be implemented in accordance with the Construction Environmental Management Plan (CEMP) JSL4065 by RPS Group received on 11 November 2021.</p> <ul style="list-style-type: none"> <li>a) The construction site office, compound and storage of materials shall be located within the bounds of the application site, unless prior approval has been granted in writing by the Local Planning Authority.</li> </ul> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise</p>



	<p>agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats during the construction period. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
15	<p><b>AGP Certification</b></p> <p>Use of the development shall not commence until confirmation of the following certifications and registrations has been submitted to the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>a) Certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality and</li> <li>b) Confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches, and these details shall be submitted to and approved in writing by the Local Planning Authority.</li> <li>c) Certification that the Artificial Grass Pitch hereby permitted has met World Rugby Regulation 22</li> </ul> <p>Thereafter the development shall be implemented in accordance with the certified and registered details and details approved by the Local Planning Authority.</p> <p>Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
16	<p><b>Community use agreement</b></p> <p>Prior to the AGP and associated pavilion and car parking being first brought into use, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch, the pavilion and car parking and include details of pricing policy, hours of use, access by non-members of Newbury Sport Hub, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
17	<p><b>AGP Management and Maintenance Scheme</b></p> <p>Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. This is to ensure the replacement of the Artificial Grass Pitch within the manufacturer's recommended specified period. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial grass pitch.</p> <p>Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient</p>

	benefit of the development to sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).
18	<p><b>Sustainable drainage measures</b></p> <p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall:</p> <ul style="list-style-type: none"> <li>a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 and in particular incorporate infiltration and 'green SuDS' measures;</li> <li>b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing should be undertaken in accordance with BRE365 methodology;</li> <li>c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or surface water drainage system at no greater than 1 in 1 year Greenfield run-off rates;</li> <li>d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</li> <li>e) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</li> <li>f) Include with any design calculations an allowance for an additional 10% increase of paved areas over the lifetime of the development;</li> <li>g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</li> <li>h) Include permeable paved areas which are designed and constructed in accordance with manufacturers specification or guidelines if using a proprietary porous paved system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;</li> <li>i) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;</li> <li>j) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);</li> <li>k) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;</li> <li>l) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;</li> <li>m) Upon completion, include a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on completion of construction. This shall include : plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.</li> </ul>

	<p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (2006) and SuDS Supplementary Planning Document (2018).</p>
19	<p><b>Construction hours</b></p> <p>No construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays;</p> <p>No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
20	<p><b>Construction method statement</b></p> <p>No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:</p> <ul style="list-style-type: none"> <li>(a) A site set-up plan during the works;</li> <li>(b) Parking of vehicles of site operatives and visitors;</li> <li>(c) Loading and unloading of plant and materials;</li> <li>(d) Storage of plant and materials used in constructing the development;</li> <li>(e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;</li> <li>(f) Wheel washing facilities;</li> <li>(g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;</li> <li>(h) A scheme for recycling/disposing of waste resulting from construction works;</li> <li>(i) Hours of construction work;</li> <li>(j) Hours of deliveries and preferred haulage routes;</li> </ul> <p>A pre-commencement condition is required because the CMS must be adhered to during all construction operations including the first operations on the site.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>

21	<p><b>Noise Impact Assessment</b></p> <p>The development and use hereby permitted shall be implemented in accordance with the Noise Impact Assessment ref: 9157/RD by Acoustic Consultants Ltd received on 18<sup>th</sup> October 2021.</p> <p>a) The Noise Management Plan within the approved Noise Impact Assessment, including measures for the control of antisocial behaviour, hours of operation and reporting shall be implemented in full.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>
22	<p><b>Lighting Assessment</b></p> <p>The development and use hereby permitted shall be implemented in accordance with the AGP Technical Information to Support Planning Revision 1 by Surfacing Standards Limited received on 18<sup>th</sup> October 2021 and the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>
23	<p><b>Landscaping</b></p> <p>The development hereby permitted shall not be first used until details of treatment of all parts on the site not covered by buildings have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season of the completion of the development. Details shall include:</p> <p>a) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;</p> <p>b) location, type and materials to be used for hard landscaping including specifications, where applicable for:</p> <ol style="list-style-type: none"> <li>i. permeable paving</li> <li>ii. tree pit design</li> <li>iii. underground modular systems</li> <li>iv. Sustainable urban drainage integration</li> <li>v. use within tree Root Protection Areas (RPAs);</li> </ol> <p>c) a schedule detailing sizes and numbers/densities of all proposed trees/plants;</p> <p>d) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and</p> <p>e) types and dimensions of all boundary treatments</p> <p>There shall be no excavation or raising or lowering of levels within the prescribed</p>

	<p>root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting.</p> <p>Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
24	<p><b>Tree protection scheme</b></p> <p>All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference drawing numbers JSL4065_771 &amp; JSL4065 dated July 2021.</p> <p>The protective fencing shall be implemented and retained intact for the duration of the development.</p> <p>Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
25	<p><b>Arboricultural Method Statement</b></p> <p>The Arboricultural Method Statement and tree protection measures within report ref: JSL4065_771 dated July 2021 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
26	<p><b>Pre-commencement meeting (Tree protection)</b></p> <p>No development shall take place (including any ground works or site clearance) until a pre-commencement meeting has been held on site and attended by a suitably qualified arboricultural consultant, the applicant/agent and a Tree Officer from the Council to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree</p>

	<p>protection plan.</p> <p>The outcome of the meeting shall be submitted and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with these approved details or any variation as may subsequently be agreed in writing by the Local Planning Authority.</p> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out to ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
27	<p><b>Retaining trees</b></p> <p>No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted in writing from the Local Planning Authority.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
28	<p><b>BREEAM</b></p> <p>The sports pavilion building hereby permitted shall not be occupied until a final Certificate has been issued, and a copy submitted to the Local Planning Authority, certifying that BREEAM “EXCELLENT” has been achieved for the development.</p> <p>Reason: To ensure the development contributes to sustainable construction and sustainable operations. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD (Part 4).</p>
29	<p><b>External lighting</b></p> <p>The development hereby permitted shall be implemented in accordance with the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>No additional external lighting shall be installed except in accordance with a lighting strategy that has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, no external lighting shall be installed except in accordance with the specifications and locations set out in the approved lighting strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external</p>

	<p>lighting be installed without prior written consent from the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. To ensure the protection of neighbouring residential amenity. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026)</p>
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### ***Informatives***

1.	<p><b>Approach of the LPA</b></p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2	<p><b>CIL.</b></p> <p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from the Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at <a href="http://www.westberks.gov.uk/cil">www.westberks.gov.uk/cil</a></p>
3	<p><b>FIFA Quality Concept for Football Turf</b></p> <p>(artificial grass pitches for Steps 1 to 4 of the FA's National League System) - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules. For Rugby the artificial grass pitch is to be tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.</p>
4	<p><b>Highways waiting restrictions</b></p> <p>In respect of the requirements of condition 10 should the football club be promoted and the results of the public consultation public consultation on parking be negative, the Local Highways Authority has stated that appropriate waiting restrictions will be considered and implemented where necessary.</p>

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**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:

- 50 parking spaces plus 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, Monkswood 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.

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# DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

## WESTERN AREA PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD ON WEDNESDAY, 15 DECEMBER 2021

**Councillors Present:** Dennis Benneyworth (Chairman), Tony Vickers (Vice-Chairman), Adrian Abbs, Phil Barnett, Carolyne Culver, Clive Hooker, Claire Rowles, James Cole (Substitute) (In place of Jeff Cant) and Lynne Doherty (Substitute) (In place of Howard Woollaston)

**Also Present:** Kim Maher (Solicitor), Masie Masiwa (Senior Planning Officer), Lydia Mather (Senior Planning Officer) and Simon Till (Principal Planning Officer (Team Leader))

**Apologies for inability to attend the meeting:** Councillor Jeff Cant and Councillor Howard Woollaston

**Councillor(s) Absent:**

#### PART I

#### 29. Minutes

The Minutes of the meeting held on 13 October 2021 were approved as a true and correct record and signed by the Chairman.

#### 30. Declarations of Interest

Councillors Adrian Abbs, Phil Barnett, Lynne Doherty, Clive Hooker and Tony Vickers declared an interest in Agenda Item 4(1), but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

Councillors Dennis Benneyworth, James Cole and Claire Rowles declared an interest in Agenda Item 4(2), but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

#### 31. Schedule of Planning Applications

##### (1) Application No. and Parish: 21/02173/COMIND, Newbury Rugby Football Club, Monks Lane, Newbury and Greenham

*(Councillor Clive Hooker declared a personal interest in Agenda Item 4(1). 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.)*

*(Councillor Lynne Doherty declared a personal interest in Agenda Item 4(1) by virtue of the fact that as Leader of the Council she had been party to conversations on the proposed development, including some with Sport England, but she had never been the Executive Portfolio Holder for the project. As her interest was personal and not prejudicial or a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.)*

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

*(Councillor Tony Vickers declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a Member of Newbury Town Council, which had a well-known position on the proposed development. As his interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Adrian Abbs declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was Chairman of Greenham Parish Council's Planning and Highways Committee, which had previously considered the proposal. He was also a Ward Member for the site. 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.)*

*(Councillor Phil Barnett declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a patient Falkland Surgery and a member of its Patient Participation Group. Also, he was a Member of the Planning and Highways Committees for Greenham Parish Council and Newbury Town Council, which had previously considered the proposal. 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.)*

*(Councillors Adrian Abbs, Dennis Benneyworth, Carolyne Culver, Lynne Doherty, Claire Rowles and Tony Vickers declared that they had been lobbied on Agenda Item 4(1).)*

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 21/02173/COMIND in respect of Newbury Rugby Football Club, Monks Lane, Newbury.
2. Mr Masie Masiwa, Senior Planning Officer, introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Service Director – Development and Regulation be authorised to grant planning permission, subject to the conditions outlined in the main and update reports.
3. The Chairman asked Mr Paul Goddard, Team Leader (Highways Development Control), if he had any observations relating to the application. Mr Goddard stated that Highways Officers had no objections, and were satisfied with the proposed layout of the application. However, further work was required on pedestrian routes to the building, which could be provided in line with Condition 8. There were no concerns around traffic generation, due to its primary use during weekends. There were 51 car parking spaces in the application, and 280 just south of the development at the Rugby Club. Mr Goddard noted that the rugby club was more successful 10-15 years previously, attracting between 3,000 and 5,000 spectators during games, and the current number was expected to be a tenth of that, with the football club likely to attract 30-50. There were no present concerns, but Mr Goddard noted that these numbers would change if the football club were to be promoted: with the grounds capable of upgrading to Step 4. Therefore, Condition 9 would prevent concurrent rugby and football matches. Condition 10 stated that if the football club was promoted, there must be car parking beat surveys on specified streets. If issues were highlighted by the surveys then consultation on additional waiting restrictions (paid for by the applicant) would take place with residents. The Council would implement any supported restrictions, using funding received. Initial waiting restrictions were being sought to encourage spectators to use the College parking. Additional measures included a travel plan with a shuttle bus to take people from the College parking to the ground. A review would be undertaken after five years, which would take account of the club being promoted / demoted and to take account of changes in traffic and parking.



## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

4. In accordance with the Council's Constitution, Mr Vaughan Miller, Newbury Town Council, Mr Tim Polack, Mr Alan Pearce, Mr Lee McDougall, Mr Paul Morgan and Mr Peter Lambert, objectors, and Mr James Smith, agent, addressed the Committee on this application.

### **Town Council Representation**

5. Mr Vaughan Miller, Newbury Town Council, in addressing the Committee raised the following points:
  - Newbury Town Council was registering an objection due to existing concerns over noise and light pollution.
  - Trees would be impacted by the development, with the trees and shrubbery bordering Monks Lane to the north of the pitch being protected green space. Plans show that the fencing would go right to the edge of the space, and damage would be caused during the build phase.
  - The amount of parking available was considered inadequate, and claims that senior rugby and football matches could be held on alternate weekends were unlikely to translate to reality, due to events such as cup weekends. In addition, second teams would have fixtures on these alternate weekends, and training and junior teams would require time to use the pitches. A large number of cars could attempt to leave the car park simultaneously, which would cause Monks Lane to back up.
  - There were concerns over the size and scalability of the development. While plans were for grounds at Step 4, this would no longer be the case. Unlike Faraday Road, the ground at Monks Lane would not be scalable from Step 4 to Step 1.
  - The development was not near enough to the town centre to meet requirements, and so would fail to encourage active travel and use of public transport. In addition, local businesses were unlikely to benefit from the increased footfall.
  - The FA and Football Foundation remained as objectors to the development, and the RFU had a holding objection. It was unusual for Sport England to be out of line with other key national governing bodies on the development, and they were subject to a complaint for being manipulated into a joint political statement, which remained on the application.
  - The development lacked sustainability – it was expected to sustain losses of £200,000 a year, which would need to be underwritten by the Council. This was primarily due to the cost of the lease, lack of a clubhouse, and its status as a shared facility, with the rugby club not contributing any of the costs. The Playing Pitch Strategy stated that the ground would be wholly owned by the Council.
  - The development was seen by the Council administration as a replacement for development of the Faraday Road site. The Portfolio Holder had stated that funds would not be allocated if it was not a replacement. Newbury Town Council requested a pause to consider the new position, with the two proposals considered concurrently.

### **Member Questions to the Town Council**

6. Councillor Adrian Abbs asked how a £200,000 annual loss was calculated. Mr Miller responded that the business case stated a £90,000 shortage, which was revised

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

upwards by Sport England to £150,000, and revised further due to a £60,000 additional cost.

7. Councillor Abbs asked for clarification on concurrent matches. Mr Miller responded that there was a second rugby team, ambitions for a second and under-23 football team, and it was believed that these could play concurrently to the senior teams.
8. Councillor Carolyne Culver asked if there were any women's team. Mr Miller responded that there was, and that they played on Sundays.
9. Councillor Culver asked what the differences were in the expected spectator numbers between team development steps. Mr Miller deferred to objector Mr McDougall.
10. Councillor Phil Barnett asked for elaboration on insufficient parking claims. Mr Miller responded that there would be regular issues with parking, which would fill the road. Mr Miller added that similar issues occurred at other sporting venues.
11. Councillor James Cole asked whether it was the Town Council's opinion that green land north of the grounds would be damaged by building work, and whether Mr Miller would be satisfied by a condition requiring that this be properly fenced off. Mr Miller responded that on that point, he would be satisfied.

### **Objector Representation**

12. Mr Peter Lambert in addressing the Committee raised the following points:
  - The objectors represented local residents in the area around the Monks Lane grounds.
  - Despite clear requests for answers, the objectors remained uncertain as to whether the development was a replacement for the Faraday Road development or not. As a replacement, the development would be too small, too cramped, and not fit for its intended purpose. As a standalone application, it would be unnecessary and fundamentally flawed.
  - While the objectors were grateful for the rugby and football teams' plans to play on alternate weekends, they requested that a condition be put into place to that effect.
  - While 30 car parking spaces were offered by the rugby club, the objectors requested that they be made available on the weekends that the football team were playing, and that a condition be put into place to that effect.
  - Additionally, the objectors requested that additional spaces be made available in the main car park for the use of football teams on weekday evenings when both teams are undertaking training sessions.
  - The objectors were grateful that provision for overflow parking of 150 spaces would be made available at Newbury College with a shuttle bus service, and requested that this be made a condition for every weekend.
  - The objectors noted the recommended condition for a parking survey of surrounding streets at each future promotion of the football club. The objectors requested that any future restrictions on parking only applied on match days, and that it also applied to the rugby club.
  - The floodlights had the potential to be a nuisance for local residents, and a distraction and safety issue for drivers on nearby roads. The objectors requested

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

that a condition be added limiting the amount that the floodlights would shine onto Monks Lane.

13. Mr Lee McDougall in addressing the Committee raised the following points:

- Mr McDougall represented the Newbury Community Football Group.
- There was a lot of confusion, despite a year of planning, over whether the development was intended as a replacement for the Faraday Road development. The Planning Officer had stated that it was not proposed as a replacement, but it was stated at Executive that it was. The objectors requested that the application be delayed until this was clarified.
- There was also confusion as to whether the application was for a Step 4 Step 6 facility. While it was envisioned as a Step 4 ground, at the site meeting it was proposed as Step 6. The objectors had doubts over whether a Step 4 development was feasible, noting that crowds of 1,300 would need to be accommodated, which was not possible with the small proposal. It was also noted that the RFU would not allow rugby matches on the main pitch as it was too small.
- The objectors believed that the Council was rushing into agreeing to plans that it could not stop, without considering the other options.

### **Member Questions to the Objectors**

14. Councillor Abbs asked why 30 parking spaces were specified when 280 were quoted in the application. Mr Lambert responded that his discussions with David Jones, President of the Newbury Rugby Football Club, confirmed that 30 parking spaces were offered.
15. Councillor Culver asked if any floodlights were currently present. Mr Lambert responded that there were, and that they shined into residents' houses.
16. Councillor Culver asked for clarification over the development steps. Mr Paul Morgan responded that a Step 4 grounds required capacity for 1,300 spectators. Faraday Road for comparison was Step 5, with scope to upgrade to Step 2.

### **Agent Representation**

17. Mr James Smith, Project Architect for Saunders Boston and agent for Alliance Leisure and West Berkshire Council, in addressing the Committee raised the following points:
  - There was a strategic need to correct the lack of grass pitches which had been identified in the Playing Pitch Strategy, and Newbury Rugby Club presented itself as a practical solution to help to correct the shortfall, and provided an opportunity for a new sports ground, that would benefit the local and wider community.
  - The proposal was for a new artificial grass pitch and spectator seating, supported by a new social space, toilets, medical room, kitchen, and four changing rooms. These supported the business case by allowing a high turnover rate, providing financial sustainability of the pitch, and for safeguarding purposes.
  - The facility had been designed to meet Step 4 FA Ground Grading Requirements and World Rugby Regulation 22 Standard. Although the initial level that would be played there needed FA Step 6, Step 4 was proposed and supported by Sport England who had consulted with both rugby and football team, and reviewed the

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

business plan. Their comments had been addressed and they now had no objections.

- The proposal included 82 parking spaces: 52 at the pavilion site, and 30 at Newbury Rugby Club. Agreements were in place to prevent overlapping rugby and football matches, with parking arrangements to be reconsidered in the event of any promotion. In addition, 150 parking bays would be provided at Newbury College on match days.
- A BREEAM pre-assessment had been conducted and had been given a Very Good rating, and Excellent in Energy Performance. Other sustainability improvements includes all-electric air source heat pumps, low flow-rate showers, permeable paving to the car park, a tank below the car park, a tanking system to the artificial grass pitch, and four electric vehicle charging spaces.
- There would be a biodiversity net gain due to the inclusion of 300 metres of double-planted hedgerows, 100 trees as part of the Queens' Canopy, and a bee bank, which would be mitigated by the northern boundary of the site, as well as protection zones. Measures would be put in place to reduce micro-plastics from leaving the site to 15 kg per year, and consultation was ongoing to mitigate this.
- The acoustic and lighting report detailed that measures would be put in place to reduce the impact below the background conditions of planning and legal requirements.
- The proposal was for a simple form, single story building with a pitched roof. The design aimed to reduce the impact on the local surroundings and would provide a clear route through the site.
- 30 car parking spaces had been committed by the rugby club, but more could be provided if required. The operator would be tendered to find the best value solution and there would be a professional booking system.

### **Member Questions to the Agent**

18. Councillor Claire Rowles asked for clarification on the number of parking spaces, and if the 30 were specifically ring-fenced by the rugby club. Mr Smith responded that the 30 were ring-fenced.
19. Councillor Abbs asked how changing rooms would generate income. Mr Smith responded that there would be four, with two used by each team. Other teams could use the other two, reducing downtime between matches.
20. Councillor Abbs noted that Mr Smith had stated that the development was BREEAM Very Good, and that Policy CS15 stated that it must be BREEAM Excellent. Mr Smith confirmed that was correct.
21. Councillor Abbs asked how much biodiversity would be improved by the additional hedgerows. Mr Smith responded that there was a biodiversity metric that specified that, but he did not have it on hand.
22. Councillor Culver asked for elaboration on water run-off, noting that there was a steep bank between each pitch and that it was an AGP. Mr Smith responded that there was a tanking system underneath the AGP which would then pump the water off-site.
23. Councillor James Cole asked how microplastics were being removed from the rubber pitches. Mr Smith responded that the pitches did contain microplastics.

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

24. Councillor James Cole asked about the effect of floodlighting, and whether it would be directional. Mr Smith responded that directional panels would be fitted to the floodlights to avoid light pollution.
25. Councillor Rowles asked whether the development was proposing more or less lighting than at present. Mr Smith responded that there would be new directional floodlighting on the pitch, and that the lighting on Monks Lane would remain unchanged. Mr Smith added that the light pollution of the floodlighting would be reduced from 15 lux to 2 lux.

### **Portfolio Holder Representation**

26. Councillor Howard Woollaston in addressing the Committee raised the following points:
  - Councillor Woollaston had taken over as Portfolio Holder in May 2021.
  - The current Playing Pitch Strategy recognised a shortage of eight 3G pitches, and a number of grass pitches, particularly for football. The Council's aspiration for economic and housing regeneration on the London Road Industrial Estate necessitated a replacement for the pitch on Faraday Road.
  - A report had been commissioned to find sites within a 20 minute drive of Faraday Road, but all were unworkable. Local landowners had been contacted, of which the rugby team had been responsive. The application was for a state-of-the-art sports hub featuring a world-class 3G artificial pitch with technologically advanced floodlighting, a high quality stand, and a 4,000 square foot clubhouse, with four changing rooms, a medical room, changing rooms for officials, function room, boardroom, kitchen and office.
  - The building would be BREEAM Excellent for Energy Provision, with the aim to have the entire development BREEAM Excellent.
  - The scheme was fully supported by Newbury Football Club and the Hellenic League, which they played in.
  - The pitch could be played on from the 2022/23 season, assuming no complications.
  - In response to assertions that the site was too far from the town centre, Councillor Woollaston stated that the majority of clubs in the lower leagues had grounds on the edge of the town, such as Basingstoke, Thatcham, Hungerford and Reading.
  - On parking, Councillor Woollaston stated that there was an agreement with the rugby club that home fixtures would not be played on the same day as football fixtures, and 280 of those spaces could be used in addition to the 52. An agreement with Newbury College would allow the use of an additional 150 on match days, and a traffic plan scheme formed part of the conditions.
  - On football getting fair playing time, Councillor Woollaston stated that 90% of playing time was for football. Sunday mornings and two 2 hour training sessions on weekdays were reserved for rugby, as well as two bookable grass pitches for mini football.
  - Councillor Woollaston asked that the Committee followed their decision on the Faraday Road applications and approved this application as there were no planning reasons to refuse it.

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

### **Member Questions to the Portfolio Holder**

27. Councillor Abbs asked for clarification that the facility was Step 4. Councillor Woollaston confirmed that it was Step 4, but responded that it was currently Step 6, as the club was currently playing at Step 7.
28. Councillor Abbs asked for clarification as to how Step 4 would be achievable, noting the requirement to have seating for 1,300 spectators on three sides of the pitch, which did not feature in the application. Councillor Woollaston responded that he had raised this with officers, but had been assured that there was scope for spectators to view from three sides, it could meet the numbers required and it was definitely a Step 4 facility.
29. Councillor Tony Vickers noted that the Faraday Road site had been deemed 'unimplementable' and asked if there was a planning reason for this. He felt this was relevant if the Sports Hub would replace the Faraday Road site.
30. Mr Till confirmed that the Committee was being asked to consider if the proposal was capable of meeting the requirements of a Step 6 facility and if the proposed conditions were suitable to meet the requirements for a Step 4 facility. He stressed that the Faraday Road planning permission was a separate matter and whether that permission could / would be implemented was not a matter for consideration at this meeting.
31. Councillor Vickers noted that Councillor Woollaston had already referred to the site.
32. Councillor Culver expressed concern about the tone of debate. She asked about the ability to have seating on three sides, and how a water runoff tank could be accommodated in that scenario. Councillor Woollaston responded that the requirement would not be for seating on three sides, but spectators on three, and that there would be only be one stand, with standing on the other three sides.
33. Councillor Tony Vickers asked about walking times to the grounds. Councillor Woollaston responded that other grounds do not allow for parking close to the site, and that he had experienced an hour's walk to some football grounds, and therefore he did not consider it a problem.
34. Councillor Abbs noted that Step 4 grounds were usually expected to have two sides for seating, and asked how this would be possible. Councillor Woollaston noted that that was a preference, not a requirement.

### **Ward Member Representation**

35. Councillor David Marsh in addressing the Committee raised the following points:
  - Councillor Marsh noted that Mr Masiwa had referred to the neighbouring surgery, pharmacy, care home and David Lloyd Leisure Centre, but no reference had been made to the Priory hospital, and intended to ask whether the Council had considered its needs and those of the care home with regards to noise and light pollution.
  - Councillor Marsh additionally intended to ask Paul Goddard about Condition 10, which included roads which would be affected, but Monks Lane itself was not mentioned.
  - Councillor Marsh noted that it was the first time in a year that any Ward Member outside of the Executive had been given any opportunity to discuss the proposals,

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

and this approach was difficult to understand, as it denied people a stake in the process.

- Councillor Marsh stated that some of the consultants employed by the Councils had put in poor work, and this was reflected in the quality of the application.
- Councillor Marsh argued that the noise and light pollution report was inadequate as it had only taken into account a crowd of 30 people. At Step 6, grounds must have covered accommodation for over a hundred people. On light pollution, Councillor Marsh believed that the floodlights would affect neighbouring properties, and those residents had not been adequately consulted.
- On transport and roads, Councillor Marsh doubted whether people would walk up a hill, and instead believed that people would drive and park at the surgery and pharmacy and nearby residential areas.
- Councillor Marsh accepted that the rugby and football club would play on alternate weeks, but noted that this did not take into account the development's capacity for additional events.
- Councillor Marsh accepted that it was a good deal for the rugby club, but stated that it would be at the expense of the wider community. In addition, there was a 3G playing pitch nearby at Park House School and talk of another at Newbury College.

36. Councillor Adrian Abbs in addressing the Committee raised the following points:

- Councillor Abbs stated that he had asked local residents for their thoughts, and noted that the feedback had become more negative the closer he had got to Monks Lane. Residents agreed with the need for more playing pitches, but expressed concerns about the lack of on-site parking which they felt would create parking issues. There were also concerns about the quality and environmental sustainability of the development, as there were no solar panels on the roof.

### **Member Questions to the Ward Member**

37. Councillor Doherty asked if Councillor Marsh was aware of the six week public consultation, and the standard planning consultation. Councillor Marsh stated that he was, but that it was months ago and did not account for changes in the application since. Councillor Marsh also raised concerns with how people such as those in care homes could respond.
38. Councillor Doherty noted that Newbury Rugby Club had been on the site for 25 years and that the homes present were built since, and asked why the long-term issues Councillor Abbs had raised had not been addressed before now. Councillor Abbs responded that he was actively addressing it in response to the survey.

### **Member Questions to Officers**

39. Councillor Barnett asked Mr Goddard whether he had considered the existing number of parking spaces which may be generated through the surrounding buildings, and whether those could be restricted, as well as the narrow nature of the road. Mr Goddard responded that he had, and that it was considered that the grounds would be used at off-peak times, such as evenings and weekends.
40. Councillor Abbs asked whether the consultation had been put out prior to the application. Mr Till responded that it was a question better suited to the applicant, but

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

that the response to the consultation was publicly available. Mr Masiwa responded that the consultation by the applicant had been prior to submission of the application.

41. Councillor Culver asked, if the grounds were upgraded to Step 4, where spectators would be expected to stand? Mr Masiwa explained that Sport England had responded, indicating that the proposed development was designed with Step 4 in mind. The application was currently for Step 6, which had no minimum capacity, due to the league the football team was playing in. The Council recognised Sport England as a competent assessor of spectator numbers. Mr Masiwa further clarified that he was unsure about standing spectators, but assumed that it would accommodate standing spectators.
42. Councillor Rowles asked Mr Goddard whether there were more designated disabled spaces in other parking areas than the two specified. Mr Goddard responded that 4% was the guideline, and two spaces were considered satisfactory. Within the rugby club area, there were additional disabled spaces. Councillor Rowles asked whether there would be disabled spaces within the ring-fenced 30. Mr Goddard responded that he was unsure, as it was a private arrangement between the clubs, but that it was not the entirety of the spaces available.
43. Councillor Rowles asked why youth matches were not included within Condition 9. Mr Masiwa responded that it was assumed that the senior teams would cause the main demand on parking, and that it was a different consideration due to the different nature of parking use for youth matches, such as parents picking up children.
44. Councillor Doherty asked Mr Goddard whether Policy CS13 took into account changes in behaviour with regards to the climate emergency declaration, such as people being more likely to travel sustainably. Mr Goddard responded that all applications were assessed with a view to ensuring that people could access them by all modes of travel.
45. Councillor Doherty asked Mr Goddard about acceptable walking distances. Mr Goddard responded that the Institute of Incorporated Highway Engineers set maximum walking and cycling distances of 2 km and 5 km respectively. He felt that people would not walk 1.2km if there were alternative parking locations closer to the site.
46. The Chairman asked Mr Goddard whether there were any parking restrictions on Monks Lane. Mr Goddard responded that there were not. Noting the point raised by Councillor Marsh, Mr Goddard conceded that people may park on Monks Lane, and he had no objection to a condition requiring parking restrictions on it.
47. Councillor Abbs asked for clarification that the NPPF was a material planning consideration. Mr Masiwa responded that it was.
48. Councillor Rowles asked if the care home was part of the standard consultation. Mr Masiwa responded that the Council did not often notify specific residents of consultations, but it was clearly advertised and that this was clear from the number of responses.
49. Councillor Abbs asked for confirmation of the number of car parking spaces, noting that he had counted 105 in total. Mr Goddard responded that he had counted 283, including six coaches, and that 307 were available with no coach spaces. Councillor Abbs noted that the gravel area was marked with a 'staff only' sign, and asked for confirmation as to whether it would be made available. Mr Goddard responded that he understood it to be open on match days.



## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

50. Councillor Abbs asked how the walking time and distance was calculated. Mr Masiwa responded that the calculation was submitted by the transport consultant, and that further clarification had been sought on Councillor Abbs' request, which was included with the update report. Mr Masiwa stated that he considered the calculation to be approximate, but accurate. Councillor Abbs added that it was a car park to car park calculation, not entrance to entrance.
51. Councillor Vickers asked for clarification on whether the definition of 'playing pitch' included any facilities, including car park, clubhouse and changing room. Mr Till responded that the Council did not have a definition, but Sport England sets certain requirements, which includes associated facilities.
52. Councillor Abbs asked how far the fence was from the run-off area on the east side, and how spectators could stand in such a narrow space. Mr Masiwa responded that Sport England was the statutory consultee on this application, and they had not raised an objection with regards to this issue.
53. Councillor Abbs asked if Sports England had visited the site. Mr Masiwa responded that he did not know, but that assessed sites according to their procedures. The Chairman added that Sports England had access to the same plans.
54. Councillor Clive Hooker asked what the seated capacity of the stadium was. Mr Masiwa responded that it was 268. Councillor Hooker asked the average number of spectators was. Mr Masiwa responded that consultations with Newbury Football Club stated that 50 regularly attended. Councillor Hooker asked if it was an irrelevant concern
55. Councillor Abbs asked for clarification on biodiversity. Mr Masiwa responded that it was calculated using a net gain metric, and that the Ecologist was satisfied with the proposed improvements to biodiversity. Mr Masiwa noted that the main concern was with the loss of the grass pitch, but that the gains were sufficient.
56. Councillor Abbs asked whether Sport England had been consulted on whether their concerns still held once the application was changed to Step 6. Mr Till responded that the change in the joint declaration was not relevant to the application, and therefore Sport England's position would not be changed and their reconsideration was not required.

### Debate

57. Councillor Abbs opened the debate by stating that Faraday Road was mentioned 14 times within the application, and that it was relevant to the planning application. In addition, the Portfolio Holder had given a clear steer that the grounds were being proposed as a Step 4 venue rather than Step 6 as per the application. The application indicated that that the grounds would have to be ready to upgrade to Step 5. Councillor Abbs made clear that upgrading the ground to Step 4 would be difficult, as it required spectators on three sides and there was no space for that. Councillor Abbs stated that the intention of the Portfolio Holder was for this to be a Step 4 venue, and a replacement for Faraday Road. Residents were clear in their responses that they wanted a plan to progress to Step 4 which would require accommodation of 1,300 spectators, with associated parking demand that was not included within the current application. He noted that Thatcham Town Football Club operated as a Step 4 club and regularly got 661 spectators, so more could be expected for a big game. He stressed that he supported the call for more 3G pitches, but not this proposal.

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

58. Councillor Culver noted that she had been lobbied on the application. She did not see a problem with expecting spectators to walk to the ground. She considered the discussion on the application to be of a very poor tone. Councillor Culver stated that she found it difficult to vote on this, as the agent had confirmed that the ground would be suitable for a Step 4 facility, but it clearly could not accommodate 1,300 spectators and there had been contradictory statements given throughout the meeting.
59. Councillor Tony Vickers noted that the NPPF required an application to be sustainable economically, socially and environmentally, and that, in his view, it did not meet any of these criteria. He stated that there was no plan presented for how it was economically sustainable, and that the Council would end up subsidising it for 40 years. On social sustainability, the Faraday Road site was an Asset of Community Value and it was proposed that it would be replaced on a like-for-like basis. The proposed sports hub could not provide the same social offer as Faraday Road. With regards to environmentally sustainability, there were clear traffic and parking issues with the Sports Hub.
60. Councillor Barnett recognised that there was a real need for more football pitches, and the residents were owed a suitable site. However, he did not believe this was a suitable site. He expressed concerns about car parking and traffic. He recalled that Monks Lane used to be a quiet road, and noted the large increase in traffic over the years. He observed that the access to the site was not ideal, since it had been laid out incorrectly. The car parking layout was also not ideal. Councillor Barnett suspected that spectators would not park at the College, but would park on nearby roads instead. He indicated that he did not support the proposal.
61. Councillor James Cole noted that there was an application in front of the Committee for a Step 6 venue, with the capability to upgrade to Step 4. The parking was adequate, with no clashes in terms of matches. He noted that the college parking was a 10-12 minute walk away. He felt that lighting concerns could be addressed. He concluded that the application was acceptable in planning terms, and there was no reason to refuse it.
62. Councillor Abbs noted that Sport England had based their original determination on the understanding that the ground would be a replacement for Faraday Road. However, the proposal was not presented as a replacement. Therefore, Councillor Abbs could not understand how Sport England had decided that this proposal was acceptable. He felt that alternative proposals were far more suitable and sustainable. He noted that Newbury College had proposed an alternative site.
63. Councillor Doherty stated that she trusted the conclusions reached by officers and Sport England on the suitability of the site, including that the spectators could be accommodated. Councillor Doherty noted concerns on parking, but she was satisfied by the condition set by Mr Goddard on the issue. She felt that people would park at the college and walk and that people needed to be nudged to be more sustainable. She saw no reason to oppose the application.
64. Mr Till reminded the Committee was not deciding between developments at Monks Lane and Faraday Road.
65. Councillor Rowles noted that the call-in had referenced the parking allocation. She trusted Mr Goddard's recommendation regarding parking, and that people should be encouraged to travel sustainably. Councillor Rowles requested that if Members were minded to approve the application, then parking restrictions on Monks Lane, and

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

residents' concerns regarding light pollution should be conditioned. She indicated that she would support the application if these were addressed.

66. Councillor Hooker felt that the proposal would provide a first class sports pitch for a range of activities not just football. In planning terms, he saw no reason to refuse the application. He felt that Members' concerns about parking and access had been addressed by officers. Councillor Hooker stated that it was a good opportunity to provide a state of the art facility and the proposal should be approved for the benefit of local youth and adult sports players.
67. Councillor James Cole stated that it was important to get people out of cars, and there was no planning reason to refuse the application.
68. Councillor Tony Vickers proposed to reject Officer's recommendation and refuse planning permission. This was seconded by Councillor Phil Barnett.
69. The Chairman invited Members of the Committee to vote on the proposal by Councillor Tony Vickers, seconded by Councillor Phil Barnett to refuse planning permission. At the vote the motion rejected.
70. Councillor James Cole proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Clive Hooker.
71. The Chairman invited Members of the Committee to vote on the proposal by Councillor James Cole, seconded by Councillor Clive Hooker to grant planning permission subject to the conditions listed in the main report and update report.. At the vote the motion was carried.
72. Concerns were expressed following the vote that there had not been a chance for Members to highlight issues that they wished to see address in the conditions (other than those relating to lighting and parking restrictions on Monks Lane) prior to the vote. The legal advisor confirmed that the vote had been concluded and that no further conditions could be imposed.

**RESOLVED** that the Service Director for Development and Regulation be authorised to grant planning permission subject to the following conditions:

### Conditions

1.	<p><b>Time Limit for commencement</b></p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p><b>Approved plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the following approved documents and plans:</p> <p>Received on 20 August 2021:</p> <ul style="list-style-type: none"> <li>• Proposed Clubhouse Roof Plan drawing No 1888-SBA -XX -R1-DR-A -012 Revision A</li> <li>• Proposed Clubhouse Sections drawing No 1888-SBA -XX -ZZ -DR-A -101 Revision A</li> </ul>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

- 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-A01Revision 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)

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>Received on 12 November 2021:</p> <ul style="list-style-type: none"> <li>• AGP Filtration catchment</li> <li>• AGP Sportfix Filtration system</li> <li>• Amended Transport Statement</li> <li>• Applicant response to Highways</li> </ul> <p>Received on 15 November 2021:</p> <ul style="list-style-type: none"> <li>• Applicant response to Drainage 1</li> <li>• Applicant response to Drainage 2</li> <li>• Applicant response to Drainage 3</li> <li>• Trial Pit Investigation Log</li> <li>• Amended Combined Flood Risk Assessment and Drainage Strategy</li> <li>• Amended Drainage General Arrangement Plan drawing No PB-1019-ZZ-ZZ-DR-C1001 Revision P2</li> <li>• Amended proposed AGP Elevation -Lighting Column, Acoustic Barrier, Container drawing No HTA-SSL-XX-ZZ-DR-A-02 Revision 03</li> <li>• Amended proposed AGP Drainage plan drawing No NSH-SSL-XX-ZZ-DR-A-04 Revision 02</li> <li>• Amended AGP Section drawing No HTA-SSL-XX-ZZ-DR-A-07 Revision 00</li> </ul> <p>Received on 16 November 2021:</p> <ul style="list-style-type: none"> <li>• Cross section drainage and plastics filtration pipes</li> </ul> <p>Received on 19 November 2021:</p> <ul style="list-style-type: none"> <li>• Amended proposed site plan and Electric Vehicle charging drawing No 1888-SBA - XX -ZZ -DR-A -511 Revision F</li> </ul> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p><b>External Materials</b></p> <p>Notwithstanding the provisions of the plans and documents hereby approved, prior to above foundation level works commencing, schedule of all the materials for the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved details.</p> <p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
4	<p><b>Means of Enclosure</b></p> <p>Notwithstanding the provisions of the plans and documents hereby approved, the development hereby permitted shall not be first used until full details have been submitted to and approved in writing by the Local Planning Authority in respect of the means of enclosure or boundary treatments on the site. These details shall include a plan indicating the positions, design, materials and type of boundary treatment (including acoustic fencing) and gates to be erected within the site. The boundary treatments shall be completed in accordance with the approved scheme</p>

**WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

	<p>before the development hereby permitted is first used. The boundary treatment shall thereafter be retained and maintained in accordance with the approved details.</p> <p>Reason In the interest of visual amenity, to protect neighbouring amenity and to ensure the satisfactory appearance of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP2, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), the Quality Design SPD (June 2006) and the Newbury Town Design Statement.</p>
<p>5</p>	<p><b>Parking, turning and travel</b></p> <p>The use of the development hereby approved shall not commence until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans.</p> <ul style="list-style-type: none"> <li>a) The parking provisions to be made available before first use shall also include that all parking overflow arrangements at the Newbury Rugby Club and Newbury College are in place before the development hereby approved is first used.</li> <li>b) As submitted in the application documents: In terms of the overflow parking at Newbury College, a transport bus from the college to the club shall be made available before and after the matches when the use of the overflow parking at Newbury College is required.</li> <li>c) A “How to get there” page with travel directions and maps for driving, cycling and walking shall be placed on the relevant Rugby Club and Football Club websites before the development hereby approved is first used.</li> </ul> <p>The development hereby approved shall not be brought into use until confirmation of how the requirements of points (a),(b) and (c) above are delivered has been submitted and approved in writing by the Local Planning Authority.</p> <p>The parking, turning and travel provisions shall thereafter be implemented and kept available for use at all times during matches. If provision of parking at the Rugby Club and Newbury College is terminated, alternative arrangements shall be submitted and approved in writing by the Local Planning Authority.</p> <p>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).</p>
<p>6</p>	<p><b>Electric vehicle charging points</b></p> <p>The use of the development hereby approved shall not commence until electric vehicle charging points have been provided in accordance with the approved plans. Thereafter, the charging points shall be maintained, and kept available and operational for charging of electric vehicles at all times.</p> <p>Reason: To secure the provision of charging points to encourage the use of electric vehicles. 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).</p>
<p>7</p>	<p><b>Cycle parking</b></p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>The use shall not commence until the cycle parking has been provided in accordance with the approved plans and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. 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).</p>
8	<p><b>Pedestrian footpath link</b></p> <p>The use of the development hereby approved shall not commence until details of a pedestrian footpath link from Monks Lane to the approved sports hub building (including any surfacing arrangements and marking out) have been submitted and approved in writing by the Local Planning Authority. The pedestrian footpath shall thereafter be completed and maintained in accordance with the approved details.</p> <p>Reason: To ensure the development is provided with adequate pedestrian footpath access, in the interest of providing adoptable infrastructure, road safety and 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).</p>
9	<p><b>Alternating rugby and football home match days</b></p> <p>The provision of adult football and rugby home matches shall be played on alternate match days in the evenings and on Saturdays and Sundays. No main adult football and rugby team matches shall take place on the same day.</p> <p>Reason: To ensure the development is provided with adequate parking facilities to cope with the demand for parking, 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).</p>
10	<p><b>Additional parking demand</b></p> <p>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, Monkswood 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</p> <ol style="list-style-type: none"> <li>a) The survey report shall be submitted within three months of the commencement of each new promotion season.</li> <li>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).</li> <li>c) Should the consultation for the above measures be negative amongst</li> </ol>

**WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

	<p>affected residents, then no further action is to be taken.</p> <p>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:</p> <ul style="list-style-type: none"> <li>i. Appropriate incentives and targets to encourage use of sustainable travel for home matches</li> <li>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.</li> <li>iii. At home matches, the provision of a shuttle bus from Newbury College / University to the football ground.</li> </ul> <p>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.</p> <p>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).</p>
11	<p><b>Updated Ecological Appraisal</b></p> <p>In the event that development has not commenced 3 years from the date of this permission, no development shall take place until an updated Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority, together with any additional surveys recommended by the updated Ecological Appraisal. The updated surveys shall be used to inform the mitigation measures for this development.</p> <p>Reason: If the development has not been commenced the ecological appraisal should be updated. This is because the ecology of the site is likely to change over time. This condition is applied in accordance with the statutory provisions relating to the protected species and habitats on the site, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
12	<p><b>Landscape and Ecological Management Plan (LEMP)</b></p> <p>The use of the development hereby approved shall not commence until the Landscape and Ecological Management Plan is implemented in accordance with the Landscape and Ecological Management Plan (LEMP) JSL4065_555 Revision 2 by RPS Group received on 11 November 2021.</p> <ul style="list-style-type: none"> <li>a) Any detailed habitat creation and management in accordance with the approved LEMP scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this LEMP shall be replaced within the next planting season by habitat creation and management measures of a similar size and scale to that originally approved.</li> <li>b) Before the development is first used the applicant shall submit a planting plan as an addendum to the approved LEMP for approval in writing by the Local Planning Authority. The plan shall include the links between the LEMP</li> </ul>



**WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

	<p>and any other supporting information, including reference to the LEMP and the final SuDS drainage and maintenance plan.</p> <p>The approved LEMP details shall be implemented in full upon commencement of development.</p> <p>Reason: The LEMP is necessary to ensure the adequate protection and conservation of protected species and habitats on the site, and to achieve the specific recommendations of the submitted Ecological Assessment. A comprehensive LEMP will also ensure that interrelated landscape, drainage and ecological proposals are delivered and managed in a holistic manner. To ensure that habitats are protected and enhanced in the best way possible and that the planting can become as established as possible. This condition is applied in accordance with the NPPF, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026).</p>
13	<p><b>Micro plastics and nature conservation measures</b></p> <p>Before the 3G Artificial Grass Pitch is brought into use, an Addendum to the Landscape and Ecological Management Plan (LEMP) Shall be submitted for approval in writing by the Local Planning Authority. The Addendum shall outline the following:</p> <ul style="list-style-type: none"> <li>a) Pitch substrate structural makeup showing details of the materials.</li> <li>b) Details of the installation of signage with the aim of reducing micro plastics leaving the pitch and site.</li> <li>c) A layout plan of the site – showing where grates, fences and other Micro plastic control infrastructure is located.</li> <li>d) Details of how the applicants propose to ensure there is no net increase in the amount of plastics (that could become micro in size if not already that size) entering the natural environment because of the proposed development and its use. The details shall address mitigating the expected 15kg of micro plastics outlined within the submitted documents. The overall objection is a reduction to the point of zero offset incorporating other measures and schemes that can be employed, including schemes with third party organisations already knowledgeable in the micro plastics field such as Thames Water and the Kennet Catchment Partnership or other partners.</li> </ul> <p>The approved measures shall thereafter be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.</p> <p>Reason: To ensure that the release of plastics and in particular micro-plastics into the environment is mitigated to safeguard the River Kennet and River Lambourn Sites of Special Scientific Interest (SSSI) catchment areas. The two rivers are rivers of national and international importance with significant nature conservation value. This condition is applied in accordance with the statutory provisions relating to protected species and habitats, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
14	<p><b>Construction Environmental Management Plan (CEMP)</b></p> <p>The development hereby permitted shall be implemented in accordance with the Construction Environmental Management Plan (CEMP) JSL4065 by RPS Group received on 11 November 2021.</p> <ul style="list-style-type: none"> <li>a) The construction site office, compound and storage of materials shall be located within the bounds of the application site, unless prior approval has</li> </ul>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>been granted in writing by the Local Planning Authority.</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats during the construction period. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy 2006-2026.</p>
15	<p><b>AGP Certification</b></p> <p>Use of the development shall not commence until confirmation of the following certifications and registrations has been submitted to the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>a) Certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality and</li> <li>b) Confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches, and these details shall be submitted to and approved in writing by the Local Planning Authority.</li> <li>c) Certification that the Artificial Grass Pitch hereby permitted has met World Rugby Regulation 22</li> </ul> <p>Thereafter the development shall be implemented in accordance with the certified and registered details and details approved by the Local Planning Authority.</p> <p>Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
16	<p><b>Community use agreement</b></p> <p>Prior to the AGP and associated pavilion and car parking being first brought into use, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement shall be provided to the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch, the pavilion and car parking and include details of pricing policy, hours of use, access by non-members of Newbury Sport Hub, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p>Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
17	<p><b>AGP Management and Maintenance Scheme</b></p> <p>Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. This is to ensure the replacement of the Artificial Grass Pitch within the manufacturer's recommended specified period. The measures set out in the approved scheme shall be complied</p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>with in full, with effect from commencement of use of the artificial grass pitch.</p> <p>Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with the National Planning Policy Framework, Policies CS14 and CS18 of the West Berkshire Core Strategy (2006-2026).</p>
18	<p><b>Sustainable drainage measures</b></p> <p>No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall:</p> <ol style="list-style-type: none"> <li>a) Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and the WBC SuDS Supplementary Planning Document December 2018 and in particular incorporate infiltration and 'green SuDS' measures;</li> <li>b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels. Soakage testing should be undertaken in accordance with BRE365 methodology;</li> <li>c) Include attenuation measures to retain rainfall run-off within the site and allow discharge from the site to an existing watercourse or surface water drainage system at no greater than 1 in 1 year Greenfield run-off rates;</li> <li>d) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</li> <li>e) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;</li> <li>f) Include with any design calculations an allowance for an additional 10% increase of paved areas over the lifetime of the development;</li> <li>g) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</li> <li>h) Include permeable paved areas which are designed and constructed in accordance with manufacturers specification or guidelines if using a proprietary porous paved system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;</li> <li>i) Include a management and maintenance plan for the lifetime of the development. This plan shall incorporate arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a residents' management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;</li> <li>j) Include a Contamination Risk Assessment for the soil and water environment (assessing the risk of contamination to groundwater, develop any control requirements and a remediation strategy);</li> <li>k) Include measures with reference to Environmental issues which protect or enhance the ground water quality and provide new habitats where possible;</li> <li>l) Include details of how surface water will be managed and contained within the site during construction works to prevent silt migration and pollution of watercourses, highway drainage and land either on or adjacent to the site;</li> <li>m) Upon completion, include a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted to and approved by the Local Planning Authority on</li> </ol>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>completion of construction. This shall include : plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (2006) and SuDS Supplementary Planning Document (2018).</p>
19	<p><b>Construction hours</b></p> <p>No construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays;</p> <p>No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy 2006-2026.</p>
20	<p><b>Construction method statement</b></p> <p>No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved CMS. The CMS shall include measures for:</p> <ul style="list-style-type: none"> <li>(a) A site set-up plan during the works;</li> <li>(b) Parking of vehicles of site operatives and visitors;</li> <li>(c) Loading and unloading of plant and materials;</li> <li>(d) Storage of plant and materials used in constructing the development;</li> <li>(e) Erection and maintenance of security hoarding including any decorative displays and/or facilities for public viewing;</li> <li>(f) Wheel washing facilities;</li> <li>(g) Measures to control dust, dirt, noise, vibrations, odours, surface water run-off, and pests/vermin during construction;</li> <li>(h) A scheme for recycling/disposing of waste resulting from construction works;</li> <li>(i) Hours of construction work;</li> <li>(j) Hours of deliveries and preferred haulage routes;</li> </ul> <p>A pre-commencement condition is required because the CMS must be adhered to during all construction operations including the first operations on the site.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the</p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>
21	<p><b>Noise Impact Assessment</b></p> <p>The development and use hereby permitted shall be implemented in accordance with the Noise Impact Assessment ref: 9157/RD by Acoustic Consultants Ltd received on 18<sup>th</sup> October 2021.</p> <p style="padding-left: 40px;">a) The Noise Management Plan within the approved Noise Impact Assessment, including measures for the control of antisocial behaviour, hours of operation and reporting shall be implemented in full.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>
22	<p><b>Lighting Assessment</b></p> <p>The development and use hereby permitted shall be implemented in accordance with the AGP Technical Information to Support Planning Revision 1 by Surfacing Standards Limited received on 18<sup>th</sup> October 2021 and the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 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).</p>
23	<p><b>Landscaping</b></p> <p>The development hereby permitted shall not be first used until details of treatment of all parts on the site not covered by buildings have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season of the completion of the development. Details shall include:</p> <p style="padding-left: 40px;">a) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;</p> <p style="padding-left: 40px;">b) location, type and materials to be used for hard landscaping including specifications, where applicable for:</p> <p style="padding-left: 80px;">i. permeable paving</p> <p style="padding-left: 80px;">ii. tree pit design</p> <p style="padding-left: 80px;">iii. underground modular systems</p> <p style="padding-left: 80px;">iv. Sustainable urban drainage integration</p> <p style="padding-left: 80px;">v. use within tree Root Protection Areas (RPAs);</p> <p style="padding-left: 40px;">c) a schedule detailing sizes and numbers/densities of all proposed trees/plants;</p> <p style="padding-left: 40px;">d) specifications for operations associated with plant establishment and</p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p style="text-align: center;">maintenance that are compliant with best practise; and e) types and dimensions of all boundary treatments</p> <p>There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting.</p> <p>Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
24	<p><b>Tree protection scheme</b></p> <p>All Tree Protective Fencing shall be erected in accordance with the submitted plans, reference drawing numbers JSL4065_771 &amp; JSL4065 dated July 2021.</p> <p>The protective fencing shall be implemented and retained intact for the duration of the development.</p> <p>Within the fenced area(s), there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.</p> <p>Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.</p>
25	<p><b>Arboricultural Method Statement</b></p> <p>The Arboricultural Method Statement and tree protection measures within report ref: JSL4065_771 dated July 2021 shall be implemented in full and tree protection measures and works carried out in accordance with the Assessment. No changes shall be made to the works unless amendments have been submitted to and approved in writing by the Local Planning Authority and shall include details of any changes to the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.</p> <p>Reason: To ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
26	<p><b>Pre-commencement meeting (Tree protection)</b></p> <p>No development shall take place (including any ground works or site clearance) until a pre-commencement meeting has been held on site and attended by a suitably</p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>qualified arboricultural consultant, the applicant/agent and a Tree Officer from the Council to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree protection plan.</p> <p>The outcome of the meeting shall be submitted and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with these approved details or any variation as may subsequently be agreed in writing by the Local Planning Authority.</p> <p>Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out to ensure the protection of trees identified for retention at the site. This condition is applied in accordance with the NPPF and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
27	<p><b>Retaining trees</b></p> <p>No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted in writing from the Local Planning Authority.</p> <p>Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping. This condition is applied in accordance with the NPPF and Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
28	<p><b>BREEAM</b></p> <p>The sports pavilion building hereby permitted shall not be occupied until a final Certificate has been issued, and a copy submitted to the Local Planning Authority, certifying that BREEAM "EXCELLENT" has been achieved for the development.</p> <p>Reason: To ensure the development contributes to sustainable construction and sustainable operations. This condition is applied in accordance with the National Planning Policy Framework, Policy CS15 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD (Part 4).</p>
29	<p><b>External lighting</b></p> <p>The development hereby permitted shall be implemented in accordance with the Match day maintained average illuminance report by Surfacing Standards Ltd received on 20 August 2021 and the approved lighting details listed under condition 2.</p> <p>No additional external lighting shall be installed except in accordance with a lighting strategy that has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country</p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>Planning (General Permitted Development) (England) Order 2015, no external lighting shall be installed except in accordance with the specifications and locations set out in the approved lighting strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity assets of the site, including the protection of species and habitats. To ensure the protection of neighbouring residential amenity. This condition is applied in accordance with the National Planning Policy Framework, and Policies CS14, CS17 and CS19 of the West Berkshire Core Strategy (2006-2026)</p>
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### **Informatives**

1.	<p><b>Approach of the LPA</b></p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2	<p><b>CIL.</b></p> <p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from the Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at <a href="http://www.westberks.gov.uk/cil">www.westberks.gov.uk/cil</a></p>
3	<p><b>FIFA Quality Concept for Football Turf</b></p> <p>(artificial grass pitches for Steps 1 to 4 of the FA's National League System) - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules. For Rugby the artificial grass pitch is to be tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.</p>
4	<p><b>Highways waiting restrictions</b></p> <p>In respect of the requirements of condition 10 should the football club be promoted and the results of the public consultation public consultation on parking be negative, the Local Highways Authority has stated that appropriate waiting restrictions will be considered and implemented where necessary.</p>
5.	<p>As indicated above, the Joint Statement by West Berkshire Council and Sport England is now included as an informative, which is outlined below:</p> <p>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</p>



<p>regard to delivery of the requirements of the Playing Pitch Strategy.</p> <p>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.</p>
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**(2) Application No. and Parish: 21/01868/FULD, Hungerford Old Peoples Home, Chestnut Walk, Coldharbour Road, Hungerford**

*(Councillors Dennis Benneyworth, James Cole and Claire Rowles declared a personal interest in Agenda Item 4(2) by virtue of the fact that they were Local Ward Members for the site and had attended meetings at Hungerford Town Council where the proposal had been discussed. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*

73. The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 21/01868/FULD in respect of Hungerford Old Peoples' Home, Chestnut Walk, Coldharbour Road, Hungerford.
74. Mr Masie Masiwa, Senior Planning Officer, introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was acceptable in planning terms and officers recommended that the Service Director – Development and Regulation be authorised to grant planning permission, subject to the completion of a S106 legal agreement by 15 March 2022 (or such other date to be agreed in writing by the Service Director – Development and Regulation in consultation with the Chairman of the Western Area Planning Committee) and in accordance with the conditions outlined in the main and update reports.
75. The Chairman asked Mr Paul Goddard, Team Leader (Highways Development Control), if he had any observations relating to the application. Mr Goddard stated that Highways had no objection. However, the required parking spaces were not an ideal distance from some dwellings, but this was not a substantial reason for refusal.
76. In accordance with the Council's Constitution, Mr John Downe, Hungerford Town Council, addressed the Committee on this application.

**Town Council Representation**

77. Mr John Downe, Hungerford Town Council, in addressing the Committee raised the following points:
- The Town Council had seen a great deal of interest in the application over the past year, and were keen to see the derelict care home site used and improved. Additionally, affordable homes were much needed, as well as the addition of eight modestly-sized homes.
  - The Town Council had an issue with the design of the homes, and some concerns regarding sustainability. However, these had been addressed and the Town Council had no objections to the development.
  - However, the Town Council wanted to raise with the Committee that in discussions with Homes for West Berkshire they were repeatedly assured that the houses would be built with heating systems that would be in line with the

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

Government's standards. To make that happen, the Council was asked to accept a lower value for the land. However, the Town Council believed that it was necessary to provide the heating as it was a standard that the Council had set in declaring a climate emergency.

- The Town Council pleaded that the electric vehicle charging points have electricity come from the occupants' homes, as handing it to a private company would significantly increase their energy costs, and asked that it be made a condition.

### **Member Questions to the Town Council**

78. Councillor Tony Vickers asked for clarification on whether the Committee was being asked to condition a significantly better level of sustainability than the policy required. Mr Downe confirmed that he was, and that it was the level that the Council should be aiming for.

### **Ward Member Representation**

79. Councillor James Cole in addressing the Committee raised the following points:

- He noted that discussions with Sovereign and the Town Council had gone on for some time, and the conditions for refusal had gradually dissipated. For this reason, he had attempted to withdraw the call-in to save costs and time.
- He completely supported the Town Council's plea to adhere to heating standards and the Council's own Social Value Policy. However, it was not a planning issue and would therefore be raised with the Executive.
- On electric vehicle charging points, Councillor James Cole was in agreement that this become the standard, and that it could be looked at and worked out.

80. Councillor Claire Rowles in addressing the Committee raised the following points:

- Councillor Rowles thanked the Town Council for raising the heating standards as an issue.

### **Member Questions to the Ward Member**

81. Members did not have any questions of clarification.

### **Member Questions to Officers**

82. Councillor Tony Vickers noted that he now understands the Town Council's position on sustainability. He asked if there was any planning law reason why they could not request that the applicant go beyond the sustainability requirements. Mr Till responded that the intention of the law was to ensure adherence with the frameworks and NPPF, and from a policy perspective the Council must adhere to those frameworks, and not impose additional requests or requirements. While an applicant may take from a meeting that they could do more, they must not feel like they are held to it as that could be grounds for an appeal.

83. Councillor Carlyne Culver asked whether Policy CS15 did not apply to the application because it was not a major application, and how the Compton NDP could set a 19% improvement in carbon emissions as a requirement. Mr Till responded that

## **WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

Policy CS15 did not apply in this case, and an NDP was a policy, allowing the parish council to bring forward their policy own requirements.

84. Councillor Rowles asked Mr Goddard if it was correct that four garages would be demolished and four retained, and whether he envisioned any issues with visitor parking. Mr Goddard responded that the parking standards didn't include visitor parking, but that the five bays near the entrance could be conditioned as available for use by visitors.
85. Councillor Adrian Abbs asked if a management company was handling any of the land. Mr Masiwa confirmed that some of the area near the demolished garage was owned by Sovereign and the retained garages were privately owned.
86. Councillor James Cole asked Mr Goddard if there was a policy on charging points for electric vehicles. Mr Goddard noted that there was no policy, but supported the charging being provided as part of the curtilage. Mr Goddard would take the point forward.
87. Councillor James Cole asked how affordable housing worked within the policy. Mr Masiwa responded that all eight dwellings delivered were affordable housing, and was pushed by the applicant. The requirement in Policy CS6 was for 25% affordable housing to be built.
88. Councillor Clive Hooker asked whether the retained garages would be repaired, there was clear right of way, and that there was no obstruction of the garages. Mr Till responded that these were not planning issues, but that they were legal requirements outside of the planning process. The third point would be down to an agreement between the owners.
89. Councillor Culver asked whether the dwellings would be social rent. Mr Masiwa responded that 50% of the dwellings would be social rent.

### **Continuation of Meeting**

90. In accordance with the Council's Constitution point 7.13.5, the Committee supported the Chairman's motion that the remaining business could be concluded by 10.30pm, and therefore continued with Agenda Item 4(2).

### **Debate**

91. Councillor Abbs opened the debate. He felt that it was an easy decision to go along with officer recommendations. He was happy that charging points were discussed, notably the cost of charging, and asked that it be conditioned if it was not already part of the curtilage. Mr Till responded that it could not be conditioned as it would go beyond policy, but it could be suggested.
92. Councillor Phil Barnett noted that he was upset to see the previous old people's home closed, but supported this application.
93. Councillor Tony Vickers sympathised with Mr Downe's point, and asked that Members' enthusiasm for sustainability to be looked at to be minuted. Mr Till agreed that it could be minuted. Councillor Tony Vickers stated that as it was important to reduce the bills of residents, it should be included as an advisory. Mr Till responded that it could. Councillor James Cole added that he would raise it at Executive.
94. Councillor Rowles stated her support, as it would improve on an existing eyesore.

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

95. The Chairman stated his support, as residents were anxious to see the area developed.
96. Councillor Adrian Abbs proposed to accept Officer's recommendation and grant planning permission subject to the conditions listed in the main report and update report. This was seconded by Councillor Phil Barnett.
97. Mr Till noted that there was an added informative regarding the powering of the electric vehicle charging points.
98. The Chairman invited Members of the Committee to vote on the proposal by Councillor Adrian Abbs, seconded by Councillor Phil Barnett to grant planning permission. At the vote the motion was carried unanimously.

**RESOLVED that** the Service Director - Development and Regulation be authorised to grant planning permission subject to the completion of a Section 106 legal agreement by 15 March 2022 (or such other date to be agreed in writing by the Service Director – Development and Regulation in consultation with the Chairman of the Western Area Planning Committee) in accordance with the following heads of terms and in accordance with the following schedule of conditions:

### ***Heads of Terms for the Section 106 Agreement***

1.	<p><b>Affordable housing</b></p> <ul style="list-style-type: none"> <li>• To provide 25% affordable housing on site in the form of 2 Units (one 3 bedroom unit and one two bedroom unit).</li> <li>• Transfer to Registered Housing Provider.</li> <li>• Of the two affordable housing units, one unit being social rented tenure, one unit being an intermediate or shared ownership form of affordable housing.</li> <li>• Detailed requirements and specifications in accordance with the Planning Obligations SPD.</li> </ul>
2	<p><b>Council's Costs</b></p> <ul style="list-style-type: none"> <li>• To pay the Council for the reasonable legal costs incurred in the review, negotiation, preparation and execution of the section 106 legal agreement through an administration fee</li> </ul>

### ***Conditions***

1.	<p><b>Time Limit for commencement</b></p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
2.	<p><b>Approved plans</b></p> <p>The development hereby permitted shall be carried out in accordance with the following approved documents and plans:</p> <p>Received on 14 July 2021:</p> <ul style="list-style-type: none"> <li>• Affordable Housing Statement</li> </ul>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<ul style="list-style-type: none"> <li>• Highways search</li> <li>• Site solutions</li> <li>• Drainage and Water search</li> <li>• Utilities Search</li> <li>• Ground Investigation Report</li> <li>• Ground Investigation</li> </ul> <p>Received on 11 August 2021:</p> <ul style="list-style-type: none"> <li>• Plots 1 and 2 - Proposed elevations and floor plans drawing No D111 Revision E</li> <li>• Plots 3 and 4 - Proposed elevations and floor plans drawing No D112</li> <li>• Plots 5, 6, 7 and 8 - Proposed elevations and floor plans drawing No D110 Revision D</li> <li>• Bat Survey Report</li> <li>• Preliminary Ecology Appraisal received on 29 July 2021</li> <li>• Applicant response to Highways received on 16 September 2021</li> <li>• Amended roof plan drawing No D09 Revision A received on 27 September 2021</li> <li>• Amended Arboriculture Report received on 27 September 2021</li> <li>• Amended site plan drawing No D06 Revision K received on 29 September 2021</li> <li>• Amended proposed street elevation drawing No D200 Revision F received on 06 October 2021</li> <li>• Amended proposed landscape plan drawing No D900 Revision A received on 11 October 2021</li> <li>• Amended design and access statement received on 02 November 2021</li> <li>• Affordable housing statement addendum received on 04 November 2021</li> <li>• Amended energy and sustainability statement received on 12 November 2021</li> <li>• Amended boundary treatment drawing No D07 Revision D received on 03 December 2021</li> </ul> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p><b>External Materials</b></p> <p>Prior to above foundation level works commencing, details of external facing materials and any hard surfacing for the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved details.</p> <p>Reason: To ensure the satisfactory appearance of the development and in order to protect the character and amenity of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and the Quality Design SPD (June 2006).</p>
4	<p><b>Updated Ecological Appraisal</b></p> <p>In the event that development has not commenced 3 years from the date of this permission, no development shall take place until an updated Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority, together with any additional surveys recommended by the updated Ecological</p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>Appraisal. The updated surveys shall be used to inform the mitigation measures for this development.</p> <p>Reason: If the development has not been commenced by July 2024 the ecological appraisal should be updated. This is because the latest ecology assessment report was dated July 2021 and many of the species considered during the current survey are highly mobile and the ecology of the site is likely to change over this period. This condition is applied in accordance with the statutory provisions relating to the protected species and habitats on the site, the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
5	<p><b>Ecological reports</b></p> <p>The development hereby approved shall be implemented fully in accordance with the Preliminary Ecological Appraisal dated June 2021 received on 29 July 2021 and Bat Activity Surveys dated July 2021 received on 11 August 2021 both produced by Abricon Ltd and thereafter all recommendations shall be retained.</p> <p>Reason: To ensure the protection of species which are subject to statutory protection. This condition is applied to avoid contravention of the Conservation of Habitats and Species Regulations 2010 (as amended), and in accordance with the National Planning Policy Framework, and Policy CS17 of the West Berkshire Core Strategy (2006-2026).</p>
6	<p><b>Sustainable Drainage Measures</b></p> <p>No above ground development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The sustainable drainage measures shall include details of an acceptable SuDS design and maintenance plan.</p> <p>The details shall also consider the management of waste water drainage and if any surface and waste water drainage is proposed to be connected to the Thames Water system, then the developer shall contact Thames Water to establish whether there is capacity on the network and whether there needs to be any additional infrastructure upgrade. As a discharge of condition application, the developer shall submit confirmation in writing from Thames Water on the capacity of the network and the acceptability of connection to the network.</p> <p>Reason: To ensure that surface water and waste water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, amenity and ensure future maintenance of any proposed surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policies CS5, CS16 and CS17 of the West Berkshire Core Strategy (2006-2026), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (2018).</p>
7	<p><b>Electric Charging Point</b></p> <p>No development shall take place until details of an electric vehicle charging points for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The approved charging points shall thereafter be retained and kept available for the use of electric vehicles.</p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
8	<p><b>Construction method statement (Highways)</b></p> <p>No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:</p> <ul style="list-style-type: none"> <li>(a) The parking of vehicles of site operatives and visitors</li> <li>(b) Loading and unloading of plant and materials</li> <li>(c) Storage of plant and materials used in constructing the development</li> <li>(d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing</li> <li>(e) Wheel washing facilities</li> <li>(f) Measures to control the emission of dust and dirt during construction</li> <li>(g) A scheme for recycling/disposing of waste resulting from demolition and construction works</li> <li>(h) A site set-up plan during the works</li> </ul> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
9	<p><b>Footway resurfacing</b></p> <p>No dwelling shall be occupied until the 2 metre wide footway fronting the site has been resurfaced following the completion of works, including relocating the street lighting columns.</p> <p>Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and cyclists. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy (2006-2026).</p>
10	<p><b>Parking in accordance with plans</b></p> <p>The dwellings shall not be occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking spaces shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.</p> <p>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, 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).</p>
11	<p><b>Cycle parking</b></p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>The dwellings shall not be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed 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).</p>
12	<p><b>Hours of work (demolition and construction)</b></p> <p>No demolition and construction works shall take place outside the following hours:</p> <p>7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays;</p> <p>No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).</p>
13	<p><b>Construction Management Plan (Environmental)</b></p> <p>No development shall take place until details of a scheme (Demolition and Construction Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-</p> <ul style="list-style-type: none"> <li>(i) the control of noise</li> <li>(ii) the control of dust, smell and other effluvia</li> <li>(iii) the control of rats and other vermin</li> <li>(iii) the control of surface water run-off</li> <li>(iv) the proposed method of piling for foundations (if any)</li> <li>(v) proposed construction and demolition working hours</li> <li>(vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.</li> </ul> <p>The development shall be carried out in accordance with the approved scheme.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers. The approval of this information is required at this stage because insufficient information has been submitted with the application. The approval of this information is required before development commences because insufficient information accompanies the application and the Construction Management Plan must be in place before construction operations commence. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 of the West Berkshire Core Strategy (2006 -2026), and Policies OVS.5, OVS.6 of the West Berkshire District Local Plan 1991 -2006 (Saved Policies 2007).</p>
14	<p><b>Planting and landscape works</b></p> <p>All tree planting and landscape works shall be completed in accordance with the submitted plans, reference drawing numbers Landscape Plan ref: D900 Revision A received on 11 October 2021.</p>



## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

	<p>The approved tree and landscaping plan shall be implemented within the first planting season following completion of development or prior to first occupation of any of the dwellings.</p> <p>Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. This is to ensure the implementation of a satisfactory scheme of landscaping. This condition is applied in accordance with the NPPF and Policies ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
15	<p><b>Permitted development restriction (extensions/outbuildings)</b></p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and the Quality Design SPD (June 2006).</p>

### **Informatives**

1.	<p><b>Approach of the LPA</b></p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2.	<p><b>CIL</b></p> <p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from the Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at <a href="http://www.westberks.gov.uk/cil">www.westberks.gov.uk/cil</a></p>

## WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES

3.	<p><b>Legal agreements - Section 106</b></p> <p>This Decision Notice must be read in conjunction with the terms of the Legal Agreement of the *. You are advised to ensure that you have all the necessary documents before development starts on site.</p>
4	<p><b>Access construction</b></p> <p>The Asset Management team, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD, or <a href="mailto:highwaysassetmanagement@westberks.gov.uk">highwaysassetmanagement@westberks.gov.uk</a> should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.</p>
5	<p><b>Damage to footways, cycleways and verges</b></p> <p>The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.</p>
6	<p><b>Damage to the carriageway</b></p> <p>The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.</p>
7	<p><b>Excavation in close proximity to the highway</b></p> <p>In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority. Written approval would be obtained from the Asset Manager, West Berkshire District Council, Environment Department, Council Offices, Market Street, Newbury, RG14 5LD or <a href="mailto:highwaymaintenance@westberks.gov.uk">highwaymaintenance@westberks.gov.uk</a></p>
8	<p><b>Official Postal Address</b></p> <p>Please complete an online street naming and numbering application form at <a href="https://www.westberks.gov.uk/snn">https://www.westberks.gov.uk/snn</a> to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.</p>
9	<p><b>Street Lighting</b></p> <p>The Council's Street Lighting Team have confirmed that the relocation of the street lighting columns as identified on the proposed plans is acceptable, however they would prefer that the Council's contractors carry out the works which would be undertaken at the applicant's expense. An informative is attached for the applicant to make direct arrangements with the Council's Street Lighting Team.</p>

### **Refusal reason**

If the legal agreement is not completed by the by 15<sup>th</sup> March 2022 (or such other date to be agreed in writing by the Service Director – Development and Regulation in consultation with the Chairman of the Western Area Planning Committee), to **DELEGATE** to the Service Director,

**WESTERN AREA PLANNING COMMITTEE - 15 DECEMBER 2021 - MINUTES**

Development and Regulation to **REFUSE PLANNING PERMISSION**, or to extend the period for completion if it is considered expedient to do so.

**S106 Planning Obligation Refusal Reason**

The development fails to provide an appropriate scheme of works or off-site mitigation measures to accommodate the impact of the development on local infrastructure, or provide an appropriate mitigation measure such as a planning obligation.

The application fails to provide a Section 106 Planning Obligation to deliver necessary infrastructure and mitigation measures, including:

(a) Affordable housing provision in accordance with Policy CS6, without which the proposal would be contrary to the NPPF, Policy CS6 of the West Berkshire Core Strategy (2006-2026), and the Planning Obligations SPD.

**(3) Application No. and Parish: 20/01336/OUTMAJ, Institute For Animal Health, High Street, Compton**

99. Due to time constraints, the Committee was unable to consider Agenda Item 4(3) concerning Planning Application 20/01336/OUTMAJ in respect of the Institute for Animal Health, High Street, Compton. It was agreed that the item should be deferred and considered at the next meeting of the Committee.

*(The meeting commenced at 6.30 pm and closed at 10.25 pm)*

**CHAIRMAN** .....

**Date of Signature** .....

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## Plans and drawings relevant to reports submitted to District Planning Committee

**Wednesday 2<sup>nd</sup> March 2022 at 6.30pm**

**At Council Chamber, Council Offices, Market Street,  
Newbury, RG14 5LD**

**&**

**And via Zoom**

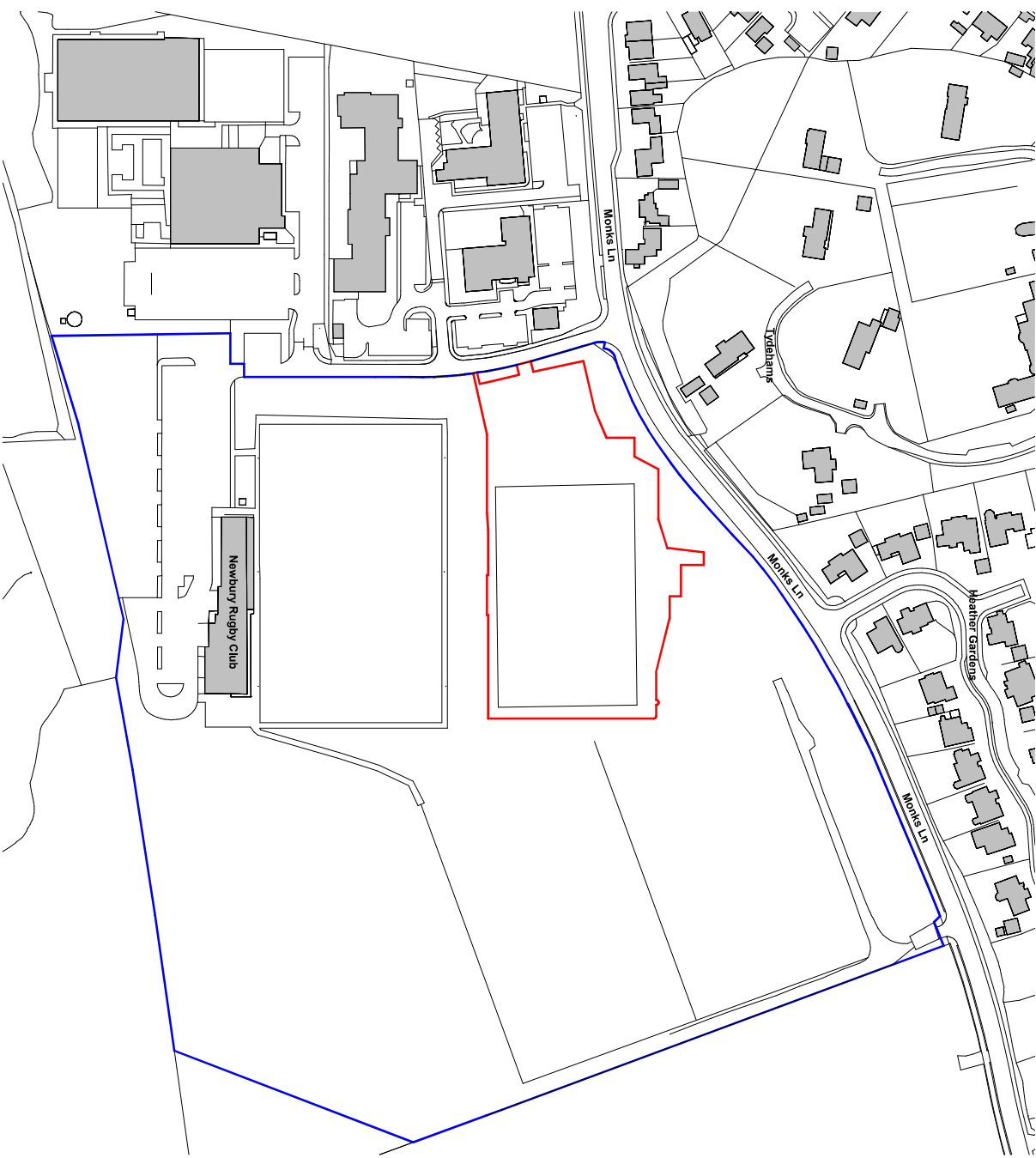
**[to be read in conjunction with the main agenda]**

*Please note:*

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*

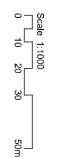
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Newbury Rugby Football Club  
Monks Lane  
Newbury  
RG14 7RW

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9. This drawing is a technical specification and is not to be used for construction.
10. This drawing is a technical specification and is not to be used for construction.

— Site Boundary  
 — Line of Newbury Rugby Football Club's Ownership



Code	Description	Quantity	Unit	Notes
1	Forward to Building	15.00	m <sup>2</sup>	
2	Forward to Building	15.00	m <sup>2</sup>	
3	Forward to Building	15.00	m <sup>2</sup>	
4	Forward to Building	15.00	m <sup>2</sup>	
5	Forward to Building	15.00	m <sup>2</sup>	
6	Forward to Building	15.00	m <sup>2</sup>	
7	Forward to Building	15.00	m <sup>2</sup>	
8	Forward to Building	15.00	m <sup>2</sup>	
9	Forward to Building	15.00	m <sup>2</sup>	
10	Forward to Building	15.00	m <sup>2</sup>	

**Saunders  
Boston  
Architects**

11th Floor, 100 Bank Street  
Boston, MA 02111  
www.saundersboston.com

Project: 1888-SBA-XX-00-DR-A-510

Scale: 1 : 1000 @A1

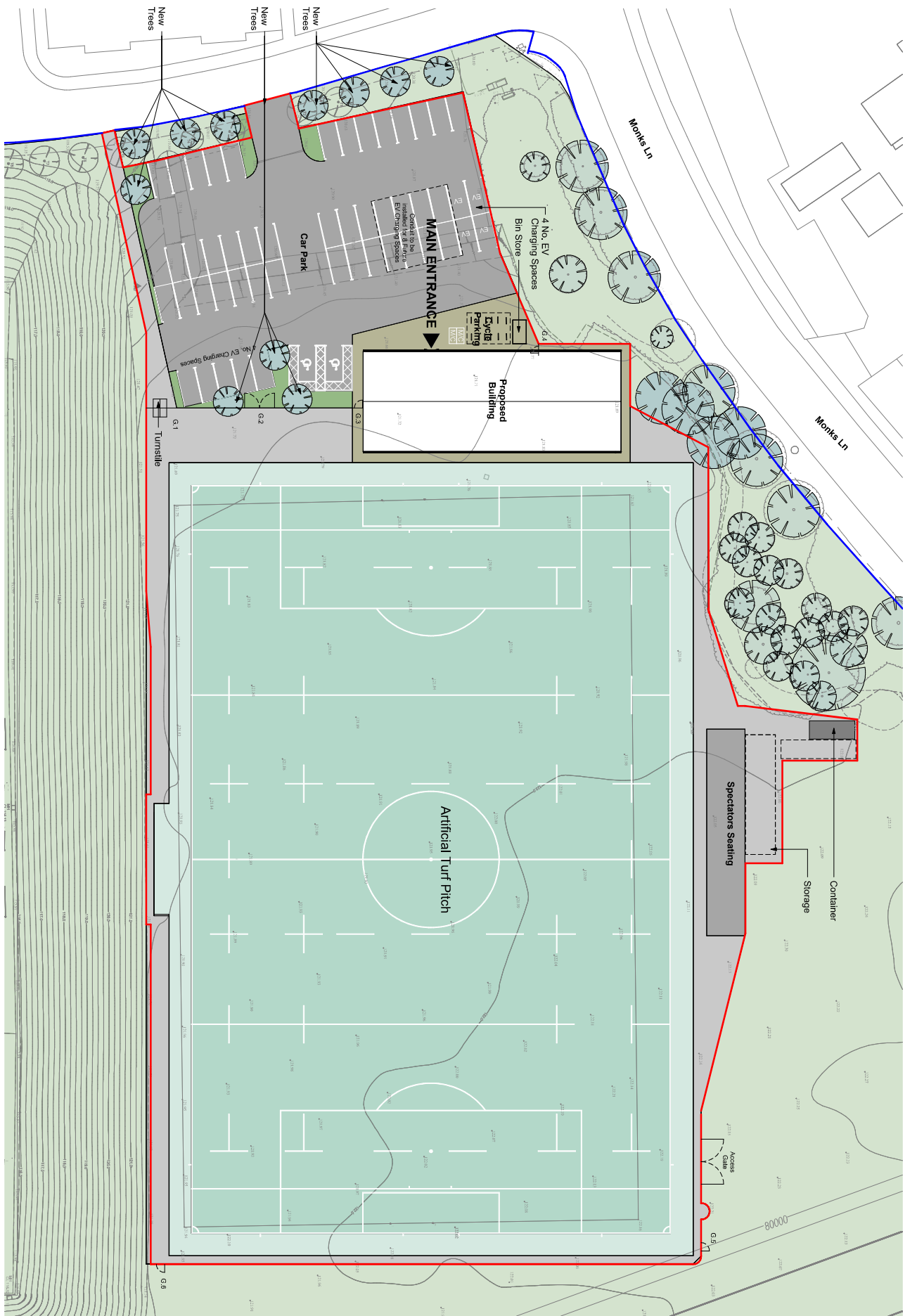
Date: 19.07.21

Author: JS

Checker: CB

Project: 1888-SBA-XX-00-DR-A-510

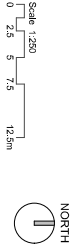
Sheet: E



**Proposed Site Plan**  
1 : 250

- 1. All dimensions to be verified on site by the CLIENT. CONSTRUCTION TO BE VERIFIED ON SITE.
- 2. Copyright © 2024 by SAUNDERS BOSTON ARCHITECTS. All rights reserved. This drawing is the property of SAUNDERS BOSTON ARCHITECTS and is not to be reproduced or copied in whole or in part without the prior written consent.
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- 5. Design fees will be waived if any project is not completed within the agreed time frame.
- 6. It is acknowledged that these drawings are provided to the client for their use only and are not to be used for any other purpose without the prior written consent of SAUNDERS BOSTON ARCHITECTS.

— Site Boundary  
— Line of Newbury Rugby Football Club's Ownership



NO.	DATE	DESCRIPTION	BY	CHK	APP
F	16.11.21	Issued for Planning			
E	15.10.21	Issued to Building			
D	15.10.21	Issued to Planning			
C	15.10.21	Issued for Construction			
B	15.10.21	Issued for Planning			
A	15.10.21	Issued for Planning			

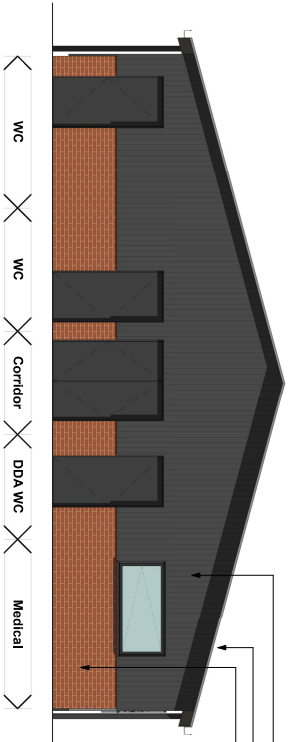
**Saunders Boston Architects**

1100 Beacon Street, Suite 1000  
Boston, MA 02116  
Tel: 617.552.3300  
www.saundersboston.com

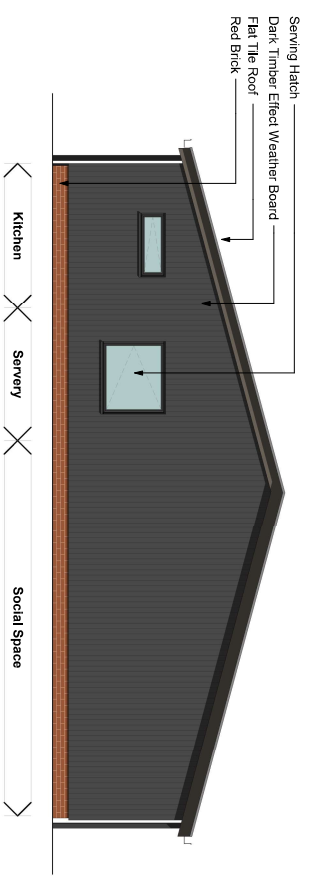
Client: Alliance Leisure Services  
Project: Newbury Sports Hub  
Drawing: Proposed Site Plan

Scale	1 : 250 @ A1
Project	1888-SBA-XX-ZZ-DR-A-511
Client	1888
Design	MH
Check	JS
Date	22.07.21
Phase	PLANNING
Author	F

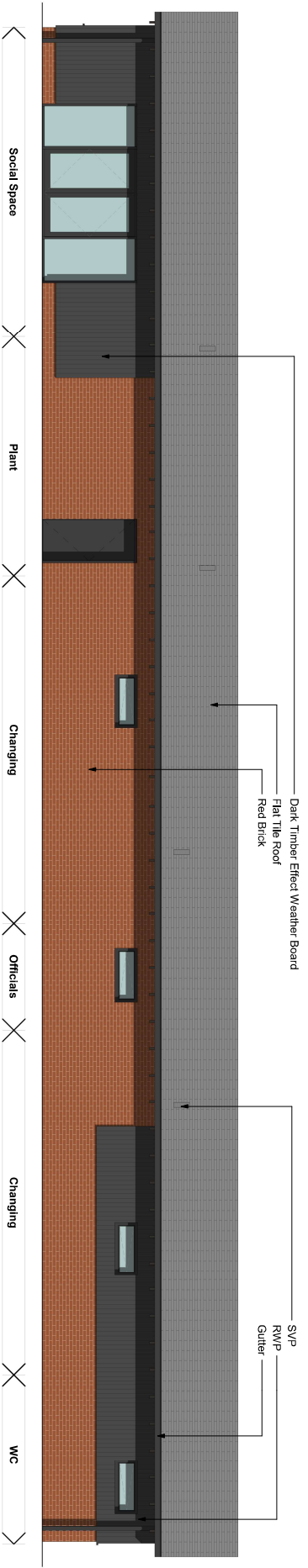




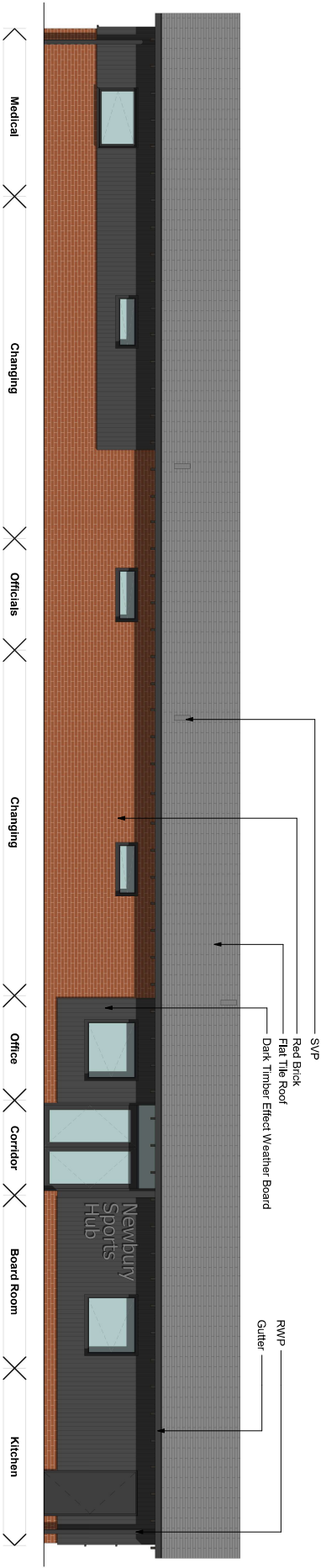
**North Elevation**  
1 : 50



**South Elevation**  
1 : 50



**East Elevation**  
1 : 50



**West Elevation**  
1 : 50

- Notes
1. All dimensions to be unless otherwise stated by client/contractor.
  2. All dimensions to be unless otherwise stated by client/contractor.
  3. This drawing is for information only and is not to be used for construction.
  4. This drawing is for information only and is not to be used for construction.
  5. Design is subject to change without notice.
  6. It is assumed that all work will be carried out by a competent contractor who will be responsible for the safety of the work.



Scale 1:50  
0 0.5 1.5 2.5m

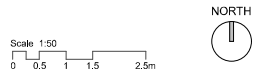
<p><b>Saunders Boston Architects</b></p> <p>11th Floor, 115 South Street, Boston, MA 02111 Tel: 617 552 3300 www.saundersboston.com</p>		<p>Project: <b>1888-SBA-XX-ZZ-DR-A-201</b></p> <p>Client: <b>1888</b></p> <p>Phase: <b>PLANNING</b></p> <p>Date: <b>23.07.21</b></p> <p>Scale: <b>1:50 @A1</b></p> <p>Author: <b>J.S.</b></p> <p>Checker: <b>M.H.</b></p>	
<p>Client: <b>Alliance Leisure Services</b></p> <p>Project: <b>Newbury Sports Hub</b></p> <p>Phase: <b>Elevations</b></p>		<p>Sheet: <b>B</b></p> <p>Project: <b>1888-SBA-XX-ZZ-DR-A-201</b></p>	

- No. Note
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  - 5 Drainage has not been surveyed and any fall positions and below ground drainage runs are F.O.C. only.
  - 6 It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.

Accommodation Schedule	
Name	Area
Board Room	18 m <sup>2</sup>
Changing 1	36 m <sup>2</sup>
Changing 2	36 m <sup>2</sup>
Changing 3	36 m <sup>2</sup>
Changing 4	36 m <sup>2</sup>
Corridor	38 m <sup>2</sup>
Corridor	18 m <sup>2</sup>
DDA	3 m <sup>2</sup>
DDA WC	4 m <sup>2</sup>
Kitchen	8 m <sup>2</sup>
Medical	15 m <sup>2</sup>
Office	7 m <sup>2</sup>
Officials 1	9 m <sup>2</sup>
Officials 2	9 m <sup>2</sup>
Plant	12 m <sup>2</sup>
Servery	8 m <sup>2</sup>
Social Space	47 m <sup>2</sup>
Store	2 m <sup>2</sup>
Store	2 m <sup>2</sup>
WC	8 m <sup>2</sup>
WC	7 m <sup>2</sup>
WC	6 m <sup>2</sup>
WC	6 m <sup>2</sup>
N.I.F.A.	367 m <sup>2</sup>

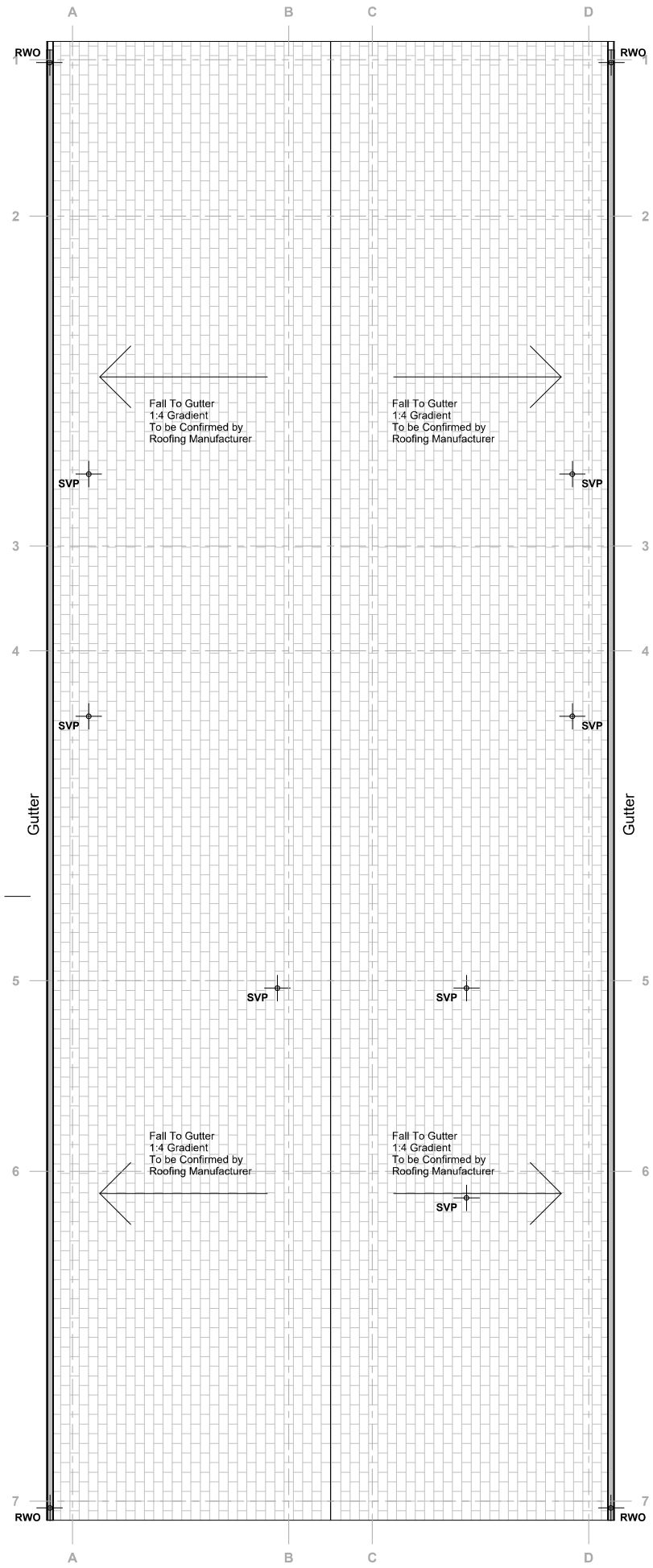


**Proposed Clubhouse Plan**  
1 : 50

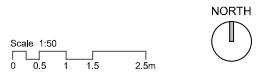



<p><b>Saunders Boston Architects</b></p> <p>Eastern Gate House, 119 Newmarket Road, Cambridge CB5 9BA T: 01223 361718 info@saundersboston.co.uk</p> <p>The Gateway, The Gateway, King's Wharf, 170 City Road, London EC2A 4AH T: 020 7546857 www.saundersboston.co.uk</p>	<p>Client: Alliance Leisure Services</p> <p>Use: Newbury Sports Hub</p> <p>Drawing: Ground Floor Plan</p>	
	<p>Scale: 1 : 50 @A1</p> <p>Region: C</p>	<p>Issue No. 12, 28, 21, 26, 07, 21, 23, 07, 21</p> <p>Date: 23.07.21</p>
<p>SBA Project Code: 1888</p> <p>Drawn: CB Checked: ML</p>	<p>Date: 23.07.21</p> <p>Scale: 1:50</p>	<p>Project: 1888-SBA-XX-00-DR-A-010</p>

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  - 4 This drawing is to be read in conjunction with all other Consultants drawings and specifications.
  - 5 Drainage has not been surveyed and any fall positions and below ground drainage runs are P.O. calls.
  - 6 It is assumed that all works will be carried out by a competent contractor who will be working where appropriate to an approved method statement.



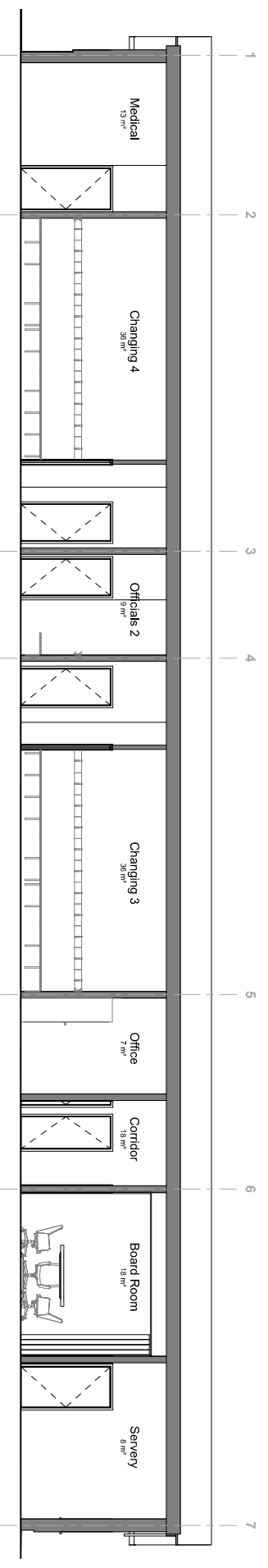
**Roof Plan**  
1 : 50



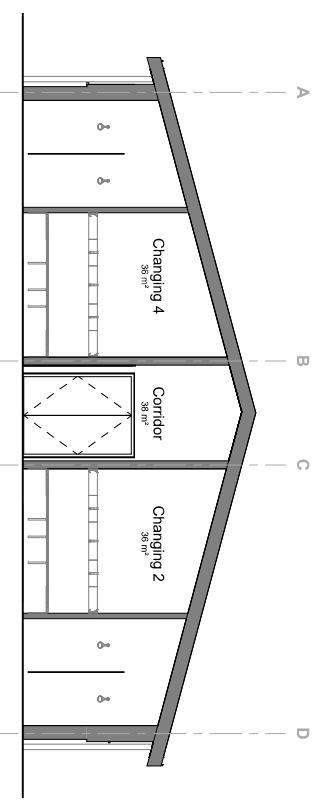
 <p><b>Saunders Boston Architects</b></p> <p><small>Eastern Gate House, 119 Newmarket Road, Cambridge CB5 9BA T: 01223 361718 info@saundersboston.co.uk</small></p> <p><small>The Chapel, The Gallery, King's Wharf The Quay, Foster B2 4AH 01223 341857 www.saundersboston.co.uk</small></p>	<p>Client: <b>Alliance Leisure Services</b></p> <p>Location: <b>Newbury Sports Hub</b></p> <p>Drawing: <b>Roof Plan</b></p>	
	<p>Scale: <b>1 : 50 @A1</b></p> <p>Revision: <b>A</b></p>	<p>Reason:</p>
<p>SBA Project Code: <b>1888</b></p> <p>Drawn: <b>JS</b> Date: <b>22.07.21</b></p> <p>Checked: <b>MH</b> Status: <b>07/21</b></p>	<p>Project: <b>1888-SBA-XX-R1-DR-A-012</b></p> <p>Originator: <b>SAUNDERS BOSTON</b></p> <p>Scale: <b>1:50</b></p> <p>Level: <b>A1</b></p> <p>Issue: <b>01</b></p> <p>IDB Number: <b>1888-SBA-XX-R1-DR-A-012</b></p>	<p>Revision No.:</p> <p>Reason for Planning Revision:</p> <p>Date: 12.08.21</p> <p>Drawn: JS</p> <p>Appr:</p>

Notes

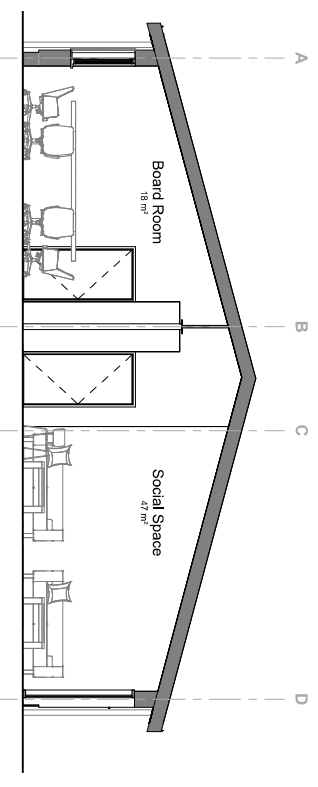
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2. All dimensions are in millimeters unless otherwise stated.
3. All dimensions are to the centerline of walls and columns unless otherwise stated.
4. All dimensions are to the centerline of doors and windows unless otherwise stated.
5. All dimensions are to the centerline of stairs unless otherwise stated.
6. All dimensions are to the centerline of the finished floor unless otherwise stated.



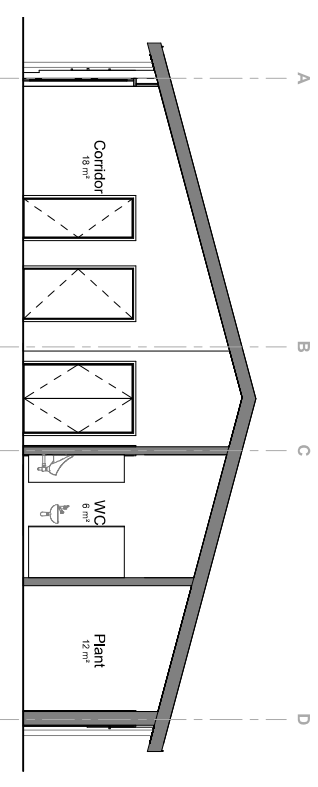
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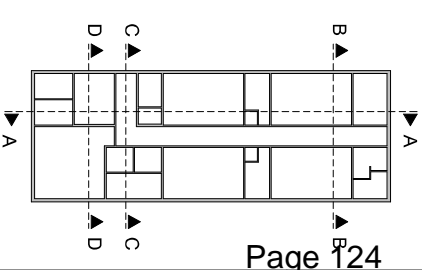
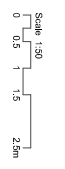
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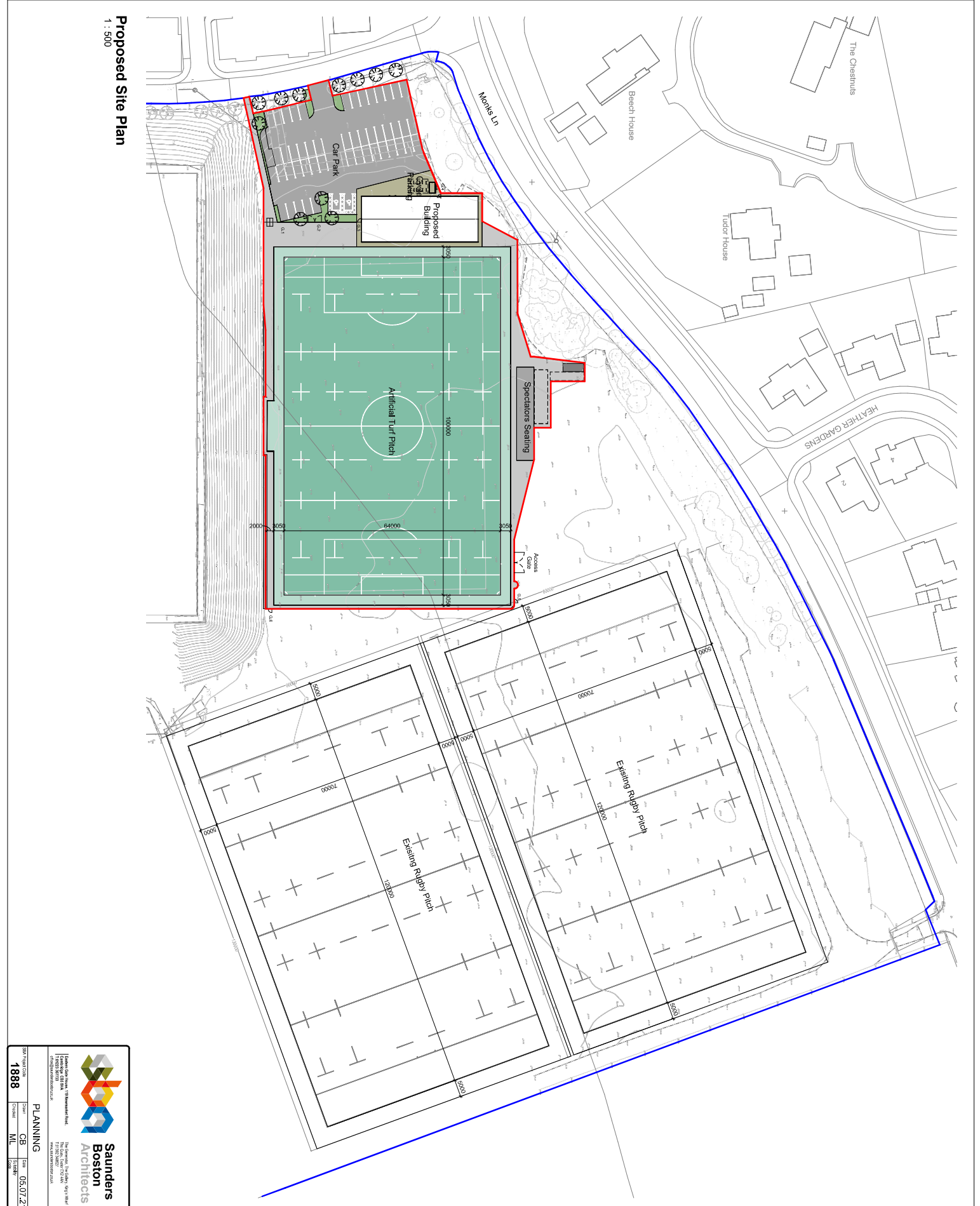
**Section DD**  
1 : 50



**Section CC**  
1 : 50



		<b>Saunders Boston Architects</b> 1100 Massachusetts Avenue, Suite 1000 Cambridge, MA 02139 Tel: 617.552.3300 www.saundersboston.com	
<b>PLANNING</b>		Date: 11.08.21 Scale: 1:50 @ A1	Project: Alliance Leisure Services Location: Newbury Sports Hub
Client: JS Contact: MNL	Designer: JS Checker: MNL	Date: 11.08.21	Title: A



**Proposed Site Plan**  
1 : 500

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- 5. Design fees are based on a fixed fee basis and do not include any other charges or expenses.
- 6. It is acknowledged that these drawings are prepared on a non-warranted basis and the client agrees to accept the drawings as they are.

— Site Boundary  
— Line of Newbury Rugby Football Club's Ownership



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<p>Project No: <b>1888-SBA-XX-ZZ-DR-A-512</b></p> <p>Scale: <b>1 : 500 @A1</b></p> <p>Date: <b>05.07.21</b></p>	<p>Drawn: <b>ML</b></p> <p>Checked: <b>ML</b></p>	<p>Author: <b>ML</b></p> <p>Designer: <b>ML</b></p> <p>Project Manager: <b>ML</b></p>	<p>Client Ref: <b>1888-SBA-XX-ZZ-DR-A-512</b></p> <p>Project Ref: <b>1888-SBA-XX-ZZ-DR-A-512</b></p>

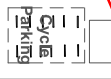
# Newbury Sports Hub

Stadia Artificial Turf Pitch

Monks Ln

120.3m

ENTRANCE



Proposed Building

Double covered lunette detail by others

G.1

G.2

G.3

G.4

Lighting columns

Small section of 1.83m high acoustic fence line adjacent terrace line

Secure player access/walkway and spectator access control gates

Maintenance and emergency access

50 person roofed standing terrace

Single leaf community use access gate

100000

Technical areas and dugouts

Single leaf community use access gate

114386

Lighting columns

Lighting columns

Newbury Rugby Club controlled access gate

G.5

G.6

Newbury Rugby Club controlled access gate

6m wide gate to allow walking between AGP and mini rugby areas

288 covered seated stand in 6 rows with disabled access area

Storage space for 8m mini soccer goals and socketed rugby posts or football posts

Maintenance equipment shipping container storage

Storage space for 2no. 3v3 goals

5500

10000

3000

27600

5100

106100

1800

88000

Lighting columns

64000

70100

3050

1000



CONTRACT NO. 10  
 PROJECT NO. 10  
 1. ALL DIMENSIONS UNLESS SPECIFIED ARE IN METERS  
 2. DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE  
 3. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE  
 4. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE  
 5. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE  
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 7. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE  
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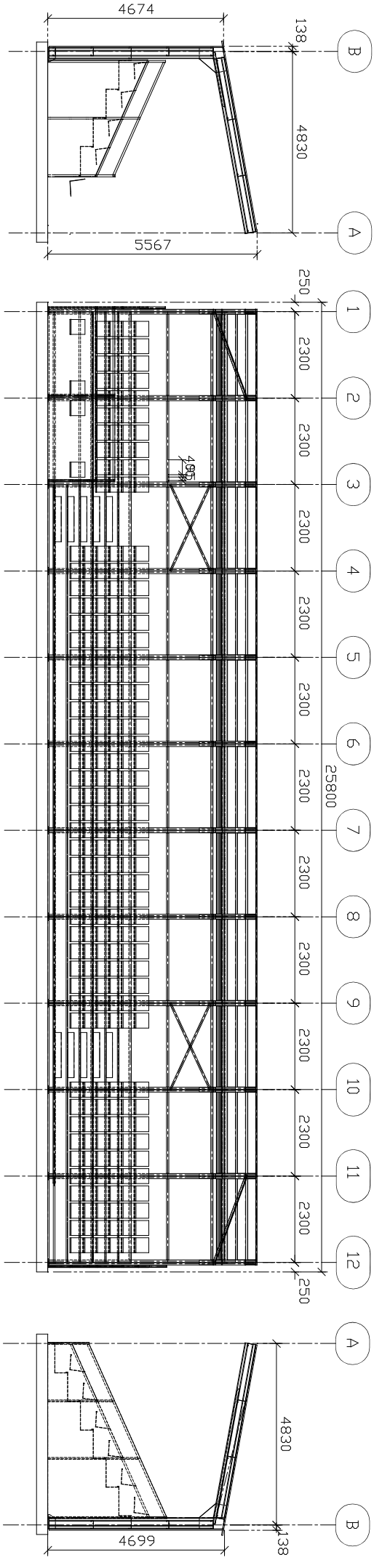
- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- Food/stand Locations
- Technical Area / Dugout Locations
- 4.5m High Fence Line with 1.83m High Visual Screening Mesh
- 4.5m High Fence Line Double Canted with 1.83m High Acoustic Barrier
- 1.1m High Spectator Barrier Fence Line with double rubber curbs and 100mm mitigation panels to minimize noise reflection and SPO/STR/CLEAN 100
- Acoustic Barrier: 1.83m High Acoustic Barrier
- mitigative: 100mm mitigation panels to outer perimeter of fence line (refer to MSH/SSL-XX-ZZ-DP-4-02 - Proposed AGP Elevation REV 2 for more detail)



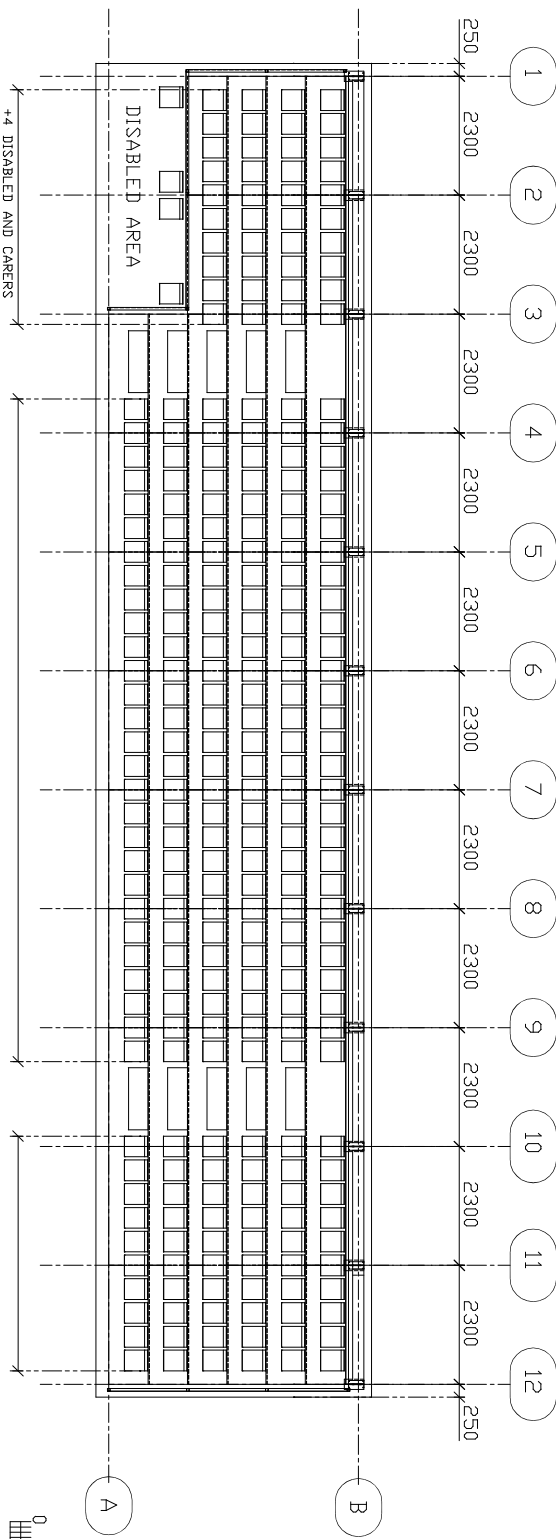
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CHK	NA	DESIGNER	3	REV	NA	6/20/21
APP	NA	CLIENT	4	REV	NA	6/20/21
DATE	21	ISSUE/REVISIONS	5	REV	NA	6/20/21
BY	NA	PROJECT MANAGER	6	REV	NA	6/20/21
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APP	NA	CLIENT	8	REV	NA	6/20/21
DATE	21	ISSUE/REVISIONS	9	REV	NA	6/20/21
BY	NA	PROJECT MANAGER	10	REV	NA	6/20/21
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BY	NA	PROJECT MANAGER	14	REV	NA	6/20/21
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APP	NA	CLIENT	16	REV	NA	6/20/21
DATE	21	ISSUE/REVISIONS	17	REV	NA	6/20/21
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CHK	NA	DESIGNER	19	REV	NA	6/20/21
APP	NA	CLIENT	20	REV	NA	6/20/21

**SSL**  
**Surfacing Structures Limited**  
**SPORTS PITCH CONSULTANTS**

TITLE: Newbury Sports Hub  
 Stadia Artificial Turf Pitch  
 Proposed ATP Plan  
 DRAWING NO: MSH/SSL-XX-ZZ-DRA-01  
 SCALE: 1:200  
 DATE: 21/06/21  
 REVISION: 02



LH END ELEVATION



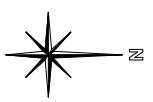
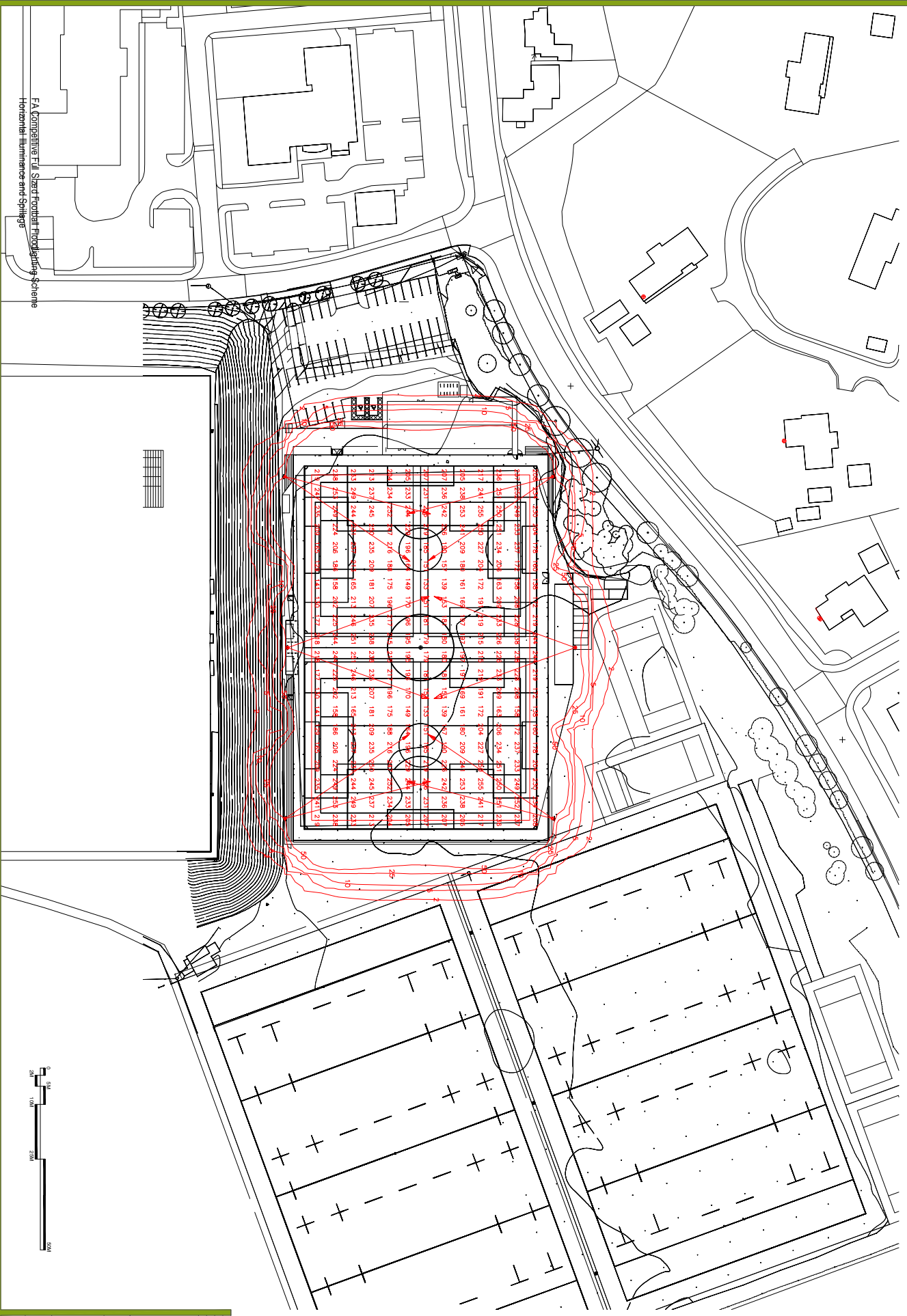
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				CLIENT	NEWBURY STADIUM
				DRAWN	CR
				CHECKED	
				GENERAL NOTES:	STEEL FRAME FINISHED GALVANISED CLADDING FINISHED TATA STEEL COLORDODAT SYSTEM
				SCALE	1:100
				JOB No	1441
				DWG No.	001
				REV	A

P J STEEL CONSTRUCTION LTD Tel:01273 835738  
 INCORPORATING STADIUM SOLUTIONS  
 UNIT 9B VALLEY FARM BUSINESS PARK  
 REEDS LANE  
 SAYERS COMMON  
 WEST SUSSEX  
 BN 6 9 JQ  
 Email:enquiries@stadiumsolutions.co.uk

# Newbury Sports Hub

Stadia Artificial Turf Pitch

Please refer to the AGP Technical Information to Support Planning along with the Appendices:  
 AGP - Floodlighting Performance Report  
 AGP - LLP 2020  
 AGP - On/Off Vision LED GENUS 5 Database!















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86	ISSUED FOR PERMIT	WB	N/A	20/20/20
87	ISSUED FOR PERMIT	WB	N/A	20/20/20
88	ISSUED FOR PERMIT	WB	N/A	20/20/20
89	ISSUED FOR PERMIT	WB	N/A	20/20/20
90	ISSUED FOR PERMIT	WB	N/A	20/20/20
91	ISSUED FOR PERMIT	WB	N/A	20/20/20
92	ISSUED FOR PERMIT	WB	N/A	20/20/20
93	ISSUED FOR PERMIT	WB	N/A	20/20/20
94	ISSUED FOR PERMIT	WB	N/A	20/20/20
95	ISSUED FOR PERMIT	WB	N/A	20/20/20
96	ISSUED FOR PERMIT	WB	N/A	20/20/20
97	ISSUED FOR PERMIT	WB	N/A	20/20/20
98	ISSUED FOR PERMIT	WB	N/A	20/20/20
99	ISSUED FOR PERMIT	WB	N/A	20/20/20
100	ISSUED FOR PERMIT	WB	N/A	20/20/20

FA Competitive Full Sized Football Floodlighting Scheme  
 Horizontal Illuminance and Spillages



**KEY**

-  FRUIT / ORCHARD TREE
-  AVENUE / STREET TREE
-  PROPOSED NATIVE HEDGEROW PLANTING
-  EXISTING AMENITY GRASS OR SPORT'S PITCH
-  PROPOSED AMENITY GRASS
-  EXISTING HARD SURFACE
-  TREES To be retained and protected
-  WOODLAND / NATIVE SHRUB To be retained and protected
-  MEADOW SEEDING
-  ORNAMENTAL AMENITY SHRUB PLANTING
-  NATIVE WOODLAND PLANTING
-  BEE BANK



**Your completed tree bank**

1. Existing vegetation  
2. New ground  
3. New ground

With the aid of a skilled tree bank contractor, the following measures will be implemented to create a tree bank:

1. Existing vegetation to be retained and protected
2. New ground to be created and planted with native woodland species
3. New ground to be created and planted with native woodland species



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**PPS** MAKING COMPLEX SENSE

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Client: Surfacing Standards Ltd

Project: Newbury Rugby Club  
Monks Lane  
Newbury  
Landscape Masterplan

Status: Information  
Drawn By: DC  
Date Created: 04/2021

Job Ref: JSR-0065  
Scale @ A1: 1:750  
Revision: A

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A	Issued to tender comments as per 15/03/2021	REV	DC	18/10/21
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