

WESTERN AREA PLANNING COMMITTEE
ON 19 MARCH 2014

UPDATE REPORT

Item No:	(3)	Application No:	13/02581/COMIND	Page No.	39 - 52
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Site: Newbury Rugby Football Club Ltd, Monks Lane, Newbury

Planning Officer Michael Butler
Presenting:

Member Presenting: N/A

Parish Representative speaking:

Objector(s) speaking: Mr David Mundy on behalf of SOGGI Campaign Group
Trudi Pheasant – Manager Cloisters Care Home

Support(s) speaking: Mr Sean Bates

Applicant/Agent speaking: Mr Steven Smallman
Mr Max Wildsmith – Stax
Mr Sean Bates – NRC
Mr Martin Clark – Bloor Homes

Ward Member(s): Councillor Drummond
Councillor Swift-Hook

Update Information:

At the Committee site visit a request was made regarding further information on the actual increase in full time equivalent [fte] jobs from the new centre in terms of net gain in relation to Greenacres. The existing fte at Greenacres is 20 staff, and the number at the new centre will be 40 fte – net gain of 20.

Since the Committee report was written the Council has received an additional 17 letters of objection from local residents [which includes some outside the District]. All the concerns are based principally, but not wholly, around the lack of squash court provision, the lack of an appropriate viewing gallery, the concerns over the potential time lag between closure of one and opening of the other, the fact that the new centre will not be the same community hub as Greenacres, the probable increase in cost of membership. Lack of consultation with existing members of Greenacres about the new facility and what it should provide. Some do acknowledge however the better facilities in some respects at the proposed new club. An outside pool is still not needed, additional noise from pool will be harmful to local amenity.

Additional traffic arising on Monks Lane from the new centre. Unclear about the efficacy of the additional rugby clubs sports field provision in terms of quality and size.

	Existing Greenacre	Proposed Monks Lane
Total floor area (Building) m2	1600	3114
Total Number of Employees FTE	20	40
Total number of Adult Members	1100	3750
Total number of Junior members	100	1500
Total number of participants (capacity)	146	290
Total number of squash players (est)	80 -100	80-100
Health and fitness - stations	26	60
Aerobic Studios	65sqm	250sqm
Spinning studio	Nil	70sqm
Badminton courts markings	4	4
Squash and Rackets	3	2
Indoor swimming	20m - 4 lane	20m - 4 lane
Outdoor swimming	Nil	20m - 4 lane
Floodlit outdoor tennis	3	4
Indoor tennis	4	4

The table above sets out a comparison for ease of reference between the existing facilities at Greenacres, and the Rugby Club scheme.

Correction in para 5.1 of the report – ‘2’ external courts should read ‘4’ external courts.

It is recommended that Condition 1 is amended to allow for the normal 3 years start date. It is considered unreasonable of the Council to insist upon a start on site within 1 year, given the scale and complexity of the application, the need to obtain approval for all pre-conditions and so forth within 1 year of the planning permission date.

Additional highways conditions.

HIGH13 Access construction before development (details required)

No development shall take place until details of the proposed access into the site have been submitted to and approved in writing by the Local Planning Authority. As a first development operation, the vehicular, pedestrian/cycle access and associated engineering operations shall be constructed in accordance with the approved drawing(s).

Reason: To ensure that the access into the site are constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

HIGH12 - Parking/turning in accord with plans (YHA24)

The sports centre use shall not commence until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

S106 Heads of Terms.

The officers seek delegated authority from the Committee to agree the heads of terms for the proposed s 106 planning obligation with the applicants, should the application be approved tonight. The heads of terms will ensure that within a certain trigger date of implementation of the new sports centre, the Rugby Club be required to construct the additional pitches noted. In addition the required highways contribution of £127,000 be paid on the start of the new sports centre.

DC