

**VARIATION/REMOVAL OF CONDITION**  
**DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 20 August 2019

**Application Number:** 191526

**Location:** Berks County Sports Club, Sonning Lane, Sonning, RG4 6ST

**Proposal:** Application to vary condition 4 of planning consent(F/2006/7491) for the proposed formation of 2 artificial pitches plus floodlighting, fencing, bunding and landscaping. Condition 4 refers to floodlight operating hours.

**Recommendation:** Approve

**Conditions and Reasons**

**Conditions 4 would now read:**

4. Prior to the commencement of the development hereby permitted details of the method of ensuring that the floodlighting is directional (for example hoods) shall be submitted to and approved in writing by the Local Planning Authority, installation shall be in accordance with those approved details. The flood lights shall only operate between the hours of 9:00am - 22:00pm Monday to Friday and 9:00am - 19:00pm on Saturdays and Sundays. They shall be switched off outside these hours.

Reason: To safeguard the amenities of the occupiers of neighbouring properties.

**All other conditions of the original consent F/2006/7491 apply to this planning permission**

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of original permission (21/08/2006).

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. Approved details - 2. This permission is in respect of plan nos. 0603/04, 0603/01, 0603/02, 0603/05, 0603/03, location plan at a scale of 1:2500 and floodlighting details at a scale of 1:200 received by the Local Planning Authority on 6th June 2006. The development hereby permitted (including the flood light design) shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site other than that indicated on the approved drawings.

*Reason: In the interests of visual amenity.*

*Relevant Policies: Berkshire Structure Plan Policy ENS and Wokingham District Local Plan Policies WOS3 and WOS6.*

4. Amended as above

*Reason: As above*

5. Before the development hereby permitted commences details of the earthworks (bund) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

*Reason: In the interests of the amenity of the area.*

*Relevant Policies: Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan Policies WOS3, WBE1 and WBE5.*

6. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

*Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area*

*Relevant Policies: Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan Policies WOS3, WBE1 and WBE5.*

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

*Reason: In the interest of visual amenity.*

*Relevant Policies: Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan Policies WOS3, WBE1 and WBE5.*

8. Before the development hereby permitted is commenced, irrespective of the details indicated on the approved drawings, samples and details (including colours) of the materials to be used in the construction of the external surfaces of the development shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure that the external appearance of the development is satisfactory.*

*Relevant Policy: Wokingham District Local Plan Policy WOS3.*

9. No development or other operation shall commence on site until a scheme (herein called the Approved Method statement for Arboricultural Works scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

c) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

*Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.*

*Relevant Policies: Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan Policies WOS3, WBE1 and WBE5.*

10. Prior to the commencement of development full elevational details of the proposed dug outs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.*

*Relevant Policies: Wokingham District Local Plan Policies WOS3 and WBE1.*

11. Before the development hereby approved commences a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and intended finished ground levels and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.*

*Relevant Policies: Wokingham District Local Plan Policies WOS3 and WBE1.*

12. Before the development hereby permitted is commenced (irrespective of the details on the approved plans) details of all fencing shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

*Reason: To safeguard the visual amenities of the locality. Relevant Policy: Wokingham District Local Plan Policy WOS3.*

13. Prior to the commencement of the development hereby permitted details of the lighting levels on the approved pitches shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and maintained in perpetuity in accordance with the approved lighting levels unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of neighbouring amenity and the character of the area. , Relevant Policy Wose of the Wokingham District Local Plan.*

14. No sound amplifying equipment shall be installed or used within the application site.

*Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance. Relevant Policy: Berkshire Structure Plan Policy ENS and Wokingham District Local Plan Policies WOS3 and WOS6.*

### **Informatives**

1. Should Great Crested Newts be found on or near the site of the proposed development the applicant is advised to cease work and to contact the local English Nature office and Wokingham District Council before proceeding; Great Crested Newts are a protected species.

The development accords with the policies contained within the adopted / emerging development plan and there are no material considerations which warrant a different decision being taken.

You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies DP1, DP6, DP7, EN1, EN3, EN6, S4, TI, T4 and T5.  
Wokingham District Local Plan Policies WOS1, WOS3, WOS6, WCCI, WCC2, WCC3, WNC4, WBE1, WBE4, WBE5, WHE2, WR1, WR2, WT1, WT5, WT6, WT7 and WT8.

The details submitted to comply with condition 4 should include the physical details as to how the flood lights will be made to be directional to ensure that the light spillage diagram submitted with the application can be complied with and adverse light pollution will not result from the development.

The Committee in reaching the decision on this application, asked that it be made clear to the applicant that they would want no advertising to be placed on the fencing hereby approved around the pitches. The applicant is reminded that advertisement consent may be required for any advertising proposed on the site.

The applicant is advised that the existing car park on site and part of the site itself is liable to flooding during the winter months. It is suggested that the applicant take steps to ensure that this flooding is alleviated but noted that if this required drainage works planning permission may first be required.

The applicant is advised that the Committee also resolved that the ownership of the access road to the north be investigated and that the use of that access road by the Club. Concern was raised in relation to indiscriminate parking along this narrow road that would prevent residents from accessing their properties.

Recommendation and conditions/reasons agreed: *MM*

Date: 19.8.19

**REMEMBER** - The earliest date for a decision on this application is: **25/07/2019**