

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	191526
Site Address:	Berks County Sports Club, Sonning Lane, Sonning, RG4 6ST
Expiry Date:	20 August 2019
Site Visit Date:	19 July 2019
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.	

PLANNING CONSTRAINTS/STATUS

Countryside location
Conservation Area
Green Routes and Riverside Paths
Bat Roost Habitat Suitability
GC Newt Consultation Zone
Minerals Site Consultation Area
Public Open Space
Replacement Mineral Local Plan
Landscape Character Assessment Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping TB08 – Open Space, Sport and Recreational Facilities Standards TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
F/2006/7491	Proposed formation of 2 artificial pitches plus floodlighting, fencing, bunding and landscaping	Approved on 21/8/06
VAR/2009/0875	Application for variation to condition 4 of	Refused on

	planning consent F/2006/7491 to extend hours of permitted floodlighting by 30 minutes to 09.30pm, Monday - Friday.	19/06/09 allowed on appeal on 02/02/10
F/2012/1148	Extensions and alteration to existing clubhouse to provide additional gym facilities, wc's and changing rooms	Approved on 07/08/12
F/2012/2071	Proposed installation of walkover lighting along path from clubhouse to pitch and 2 bollard lights at each end of path	Approved on 05/12/12
152174	Full application to replace existing walkover pathway lights and bollards with 5no galvanised lamp posts	Approved on 12/10/15
182027	Full application for the proposed erection of 15m x 6.7m high floodlights to tennis courts	Not proceeded with

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Environmental Health is not aware of any complaint in relation to operational activities at this site. Recommended approval.

REPRESENTATIONS

Parish/Town Council	Not objected to the scheme but requested strong conditions are applied to ensure that the new operating hours will not be increased further in future.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of the Development: The application is to vary condition no. 4 (Hours of Operation) of the planning consent F/2006/7491 for the proposed formation of 2 artificial pitches plus floodlighting, fencing, bunding and landscaping. The original condition restricted use of flood lights from 9:00 am to 9:00pm Monday to Friday and 9:00am to 7:00pm on Saturdays and Sundays. A subsequent changes to operating hours were allowed on appeal which allowed the use of flood lights from 9:00 am to 9:30pm Monday to Friday and 9:00am to 7:00pm on Saturdays and Sundays. The current variation of condition application seeks permission for hours of operation to be:

09:00 – 22:00 Monday to Friday and
09:00 – 19:00 Saturday and Sunday.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan

Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located outside settlement limits within designated Countryside and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Core strategy policy CP11 states that developments that contribute to recreation in, and enjoyment of the countryside will be acceptable. The proposed development is in association with outdoor sports and recreation and as such is acceptable in principle.

Character of the Area: The proposed variation of condition would not have any additional impact on the general character of the Countryside and conservation area since the floodlights are currently used until 21:30 hours. Moreover, there are other pitches within Wokingham Borough Council operating until 22:00 hours. The proposed variation of condition will allow consistency amongst various pitches.

Neighbouring Amenity: The proposed variation of condition would result in sporting activities on the pitch for an additional 30 minutes. This is not considered to have additional noise or light impact on any neighbouring properties since residential properties are located more than 150m from the pitch. It is proposed to extend the operating hours of pitch 2 only. The nearest residential property, South Meadow Cottage, is located approximately 155m from this pitch. Similarly, properties on Bath Road are approximately 160m from the pitch and as such no additional negative impact on any neighbouring property is anticipated.

Other: The proposal does not have any other concerns in terms of highway safety, trees and landscape and biodiversity.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	16 August 2019
Earliest date for decision:	25 July 2019

Recommendation agreed by: (Authorised Officer)	<i>MS</i>
Date:	19.8.19