

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 June 2025

Application Number: 242913

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

Proposal: Full application for proposed erection of 3no. covered padel tennis courts and 3no. outdoor tennis courts with associated flood lighting, parking and club huts.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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. This permission is in respect of the submitted application plans and drawings numbered:

- 23.395 04 P1 (received 19/11/2024)
- 23.395 06 P3 (received 19/11/2024)
- 24.415 01 P5 (received 06/01/2025)
- 24.415 02 P6 (received 06/01/2025)
- 24.415 03 P2 (received 06/01/2025)
- 24.415 05 P3 (received 19/11/2024)

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Prior to the commencement of development, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management – to include maintenance of habitats required for achieving a minimum of a 10% biodiversity net gain for a minimum period of 30 years

- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- g) Details of the body/organization/landowner(s) or others responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The plan shall set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of safeguarding green infrastructure and biodiversity net gain. Relevant policies: Core Strategy policies CP1, CP3 & CP7, Managing Development Delivery Local Plan policies CC03 & TL23 and paragraph 174(d) of the National Planning Policy Framework.

4. Prior to commencement of development, a biodiversity-sensitive lighting strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall address the following:

- identify those areas/features on site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding sites and resting places or along routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications, including the tilt of the lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Local Plan policy TB23.

5. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a Great Crested Newt Precautionary Working Methods Statement (GCNPWMS), which shall detail reasonable avoidance measures to safeguard individual great crested newts from harm during the development. The development shall be carried out in accordance with the approved details within the GCNPWMS.

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the

NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

6. Prior to the occupation of the development, there shall be 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, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details 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 (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policies CP3 & CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Prior to the occupation of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the employees of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. The use of the tennis and padel courts, including the operation of floodlights hereby permitted, shall not exceed the following hours of operation:

- 07:00 – 22:00 - Monday – Sundays & Bank and National Holidays

Reason: To safeguard the Countryside and residential amenities. Relevant policy: Core Strategy policies CP1, CP3 & CP11 and Managing Development Delivery Local Plan policies CC03, CC06 & TB21.

Informatives

1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and

Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

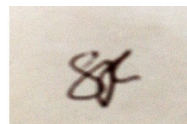
3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act (amended 12/02/2024), the obligations in which relate to this development.

4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to biodiversity net gain.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:

A small, square image showing a handwritten signature in dark ink on a light-colored background.

Date: 26.6.25

REMEMBER - The earliest date for a decision on this application is: **13 February 2025**