

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 August 2026

Application Number: 261139

Location: Twyford Tennis Club, George's Playing Fields, Twyford, RG10 9JA

Proposal: Full application for the proposed erection of an additional tennis court with fencing, new floodlights system to block of 3 courts, erection of rebound fences and erection of a bund.

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. Approved details

This permission is in respect of the submitted application plans and drawings numbered MUK2794-01 Rev A, MUK2794-03 Rev B, MUK2794-04 Rev B, MUK2794-05 Rev A, MUK2794-06 Rev C and MUK2794 -07 Rev A received by the local planning authority on 11th May 2026. 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. The floodlighting hereby approved shall be installed, operated and thereafter maintained for so long as the use exists in accordance with the details contained within the Twyford Tennis Club Outdoor LED Tennis Lighting Design dated 21 July 2022 and as shown on the plans approved under Condition 2. The lighting and light spill levels shall not exceed those specified in the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring and visual amenity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3.

4. The facility shall not be used, and all floodlighting shall be switched off, between the hours of 2200 to 0800 hours on any day unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring and visual amenity. Relevant policy: NPPF Section 15(Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3.

Informatives

1. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed:



Date: 19/08/26

REMEMBER - The earliest date for a decision on this application is: **16 July 2026**