APPLICATION NO:

F/2002/6003

LOCATION:
Reading Cricket& Hockey Club Sonning Lane, Sonning Reading.

APPLICANT:
Reading Cricket & Hockey Club C/O The Willmott Boddington Partnership

PROPOSAL:
Proposed warm up area and two floodlights (Amendment to consent F/1999/0179).

EARLIEST DATE FOR DECISION: **08/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: ~~Heidi Lynch~~
Kerrin Lithgow

(12)

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Reading Cricket & Hockey Club
C/O The Willmott Boddington Partnership
Westfield House
31 Shirburn Street
Watlington
Oxon
OX49 5BU

Application Number: F/2002/6003

Parish:	**SONNING**
Location:	**Reading Cricket & Hockey Club, Sonning Lane, Sonning, Reading.**
Proposal:	**Proposed warm up area and two floodlights (Amendment to consent F/1999/0179).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The two new floodlights shall be positioned and angled so that no glare or dazzle is caused to neighbouring properties or drivers on the public highway.

Condition
3. *The floodlighting hereby approved shall not be used after 9.30pm daily.*

Condition
4. If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed. Works shall not commence on site until the written approval of the Wokingham District Council has been obtained.

Condition
5. 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 include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the use of the new proposed training area and play area hereby approved and retained.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To safeguard the amenity of neighbouring residents and the locality, and in the interests of highway safety.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To ensure adequate protection of a protected species.

Reason
5. In the interests of visual amenity.

Informative
1. You are advised, in compliance with The Town and 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 OS1, C2 and R1.
Loddon Area Local Plan Policies LBE1, LBE2, LTV2, LTV6 and LR8.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC2 and WR1.

Informative
2. The landscaping required through Condition 5 is required for the mitigation of any effect along both the northern and western boundary of the site.

Anna Cronin
Head of Planning & Transportation
Date: 10/05/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6003

Applicant : Reading Cricket and Hockey Club, C/O The Willmott Boddington Partnership

Location : Reading Cricket & Hockey Club Sonning Lane, Sonning, Reading

Proposal : Proposed warm up area and two floodlights (amendment to consent F/1999/0179)

Site Notice Displayed ? :	YES	NO	DATE
			11/04/02

Date of Neighbour Notifications :

Date of Site Visit : 11/04/2002

Date Registered : 15/03/2002

Earliest Date for Decision : 08/04/02

Latest Consultation Date/Site Notice Expiry Date : 08/04/02

Application Expiry Date: 10/05/02

Consultation Responses :

- **Landscape** – Concern regarding the removal of vegetation on the bund. Landscape plan to be required for additional planting on the bund (as condition of any approval). The plan should include details of plant species (native), location of proposed plants, size of plant at time of planting and planting densities
- **Environmental Health** – No environmental health objections to the proposal
- **Leisure and Cultural Services** – No comments received
- **Minerals** – No comments
- **Highways -** Recommends approval with conditions as per original consent I.e. that floodlights shall be positioned so that no glare or dazzle is caused to drivers on the public highway – SR13.
- **Wokingham District Sports Council** – No comments received
  Dinton Pastures (re: Newts) – Has recommended following informative be placed on the approval: If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.
- **Woodley Parish -** No comment on the application
- **Environment Agency** – Has no objection to the proposal.

Planning Issues :

Impact on Neighbouring Properties
Impact on character of the area (green gap)
Recreation Policies
River Valleys Policy Area

Planning History:

Number	Description	Outcome
F/1999/0179	Extend pavilion and new surface on carpark, warm up area, and new flood lights	Conditional Approval
	Appeal Re: floodlighting	Granted 10/11/89
TL/2001/3298	15m mast, 6 cross pole antenna	Refused
	Appeal re: telecom mast	Allowed 21/08/01

Appraisal

The application involves the amendment to previous planning application F/1999/0179 which saw the extension of the pavilion, a new surface on the carpark, a new warm up area, and new floodlights. This application seeks to construct a proposed training area, a proposed play area, an electronic scoreboard, and two 10 metre floodlights to the rear of the site.

The main issues are:

A. Impact on Neighbouring Properties
B. The Impact on the Green Gap: LTV2 Development in Rural Areas, LTV6 Protection of Open Areas Within Settlements
C. Impact on Highway Safety:
D. Concerns of the Parish Council, local residents and Ward Members

Impact on Neighbouring Properties
The proposed training area will be located within a corner of the site which is currently gravel though unsealed. A bund is located to the rear of the site, effectively screening the activities on the site from Sonning Lane. From a visual perspective, the nearest residential property is some 100 metres distant.

It is considered that any effect of the floodlighting can be mitigated through conditions restricting the lighting time to 9:30pm. Furthermore, the visual effect of the erection of fencing closer to Sonning Lane can be mitigated through the complete re-establishment and retention of the bund on the boundary of Sonning Lane. The applicant has advised that this can be

achieved. The effect on neighbouring properties is therefore deemed to be negligible.

Impact on the Green Gap
The floodlights are to be erected in an area which is already established as a playing field, and already has floodlights around the perimeter. The construction of the floodlights will therefore not perhaps be as visually obtrusive or out of place as if they were located elsewhere in the Green Gap.

With regards to the additional fencing and movement of the practice areas towards Sonning Lane, it is recommended that a condition be placed on the consent to ensure that adequate landscaping is established.

Impact on Highway Safety
The application has been referred to Highways for comment, and they have responded with the condition as per the previous consent. Provided that the lights are placed so that they will not cause glare to drivers along Sonning Lane the Highways Department have no concern.

Concerns of the Parish Council, local residents and Ward Members
The Parish Council have no concerns with the application. Likewise, there have been no comments from adjoining landowners or ward members.

Recommendation : Approval: ☑ ~~**Refusal: ☐**~~

Application Number: F/2002/6003
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.			The two new floodlights shall be positioned and angled so that no glare or dazzle is caused to neighbouring properties or drivers on the public highway.
			To safeguard the amenity of neighbouring residents and the locality, and in the interests of highway safety.
3.			The floodlighting hereby approved shall not be used after 9:30pm daily.
			To safeguard the amenities of neighbouring residents and the locality.
4.			If great crested newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed. Works shall not commence on site until the written approval of the Wokingham District Council has been obtained.
			To ensure adequate protection of a protected species.
5.			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 include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the use of the new proposed training area and play area hereby approved and retained. *In the interests of visual amenity.*

Informatives for Approvals:

1.	N16
2.	The landscaping required through Condition 5 is required for the mitigation of any effect along both the northern and western boundary of the site.

Policies

Loddon Area Local Plan Policies: LBE1, LBE2, LTV2, LTV6, LR8
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WOS3 WBE1 WCC2, WR1,
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: OS1, C2, R1
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 10.5.02

RECORD OF SITE VISIT

Site Address: Reading Cricket & Hockey Club, Sonning Lane
Application Number: F/2002/6003
Officer: Kerrin Lithgow
Date of Site Visit: 11/04/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS
Rural setting. Cluster of buildings for the Hockey/Cricket Club. Site able to be viewed from nearby Squash Courts/Tennis Courts. Field (also lit) in between.

3. DESCRIPTION OF SITE/BUILDING
Site behind astro-turf hockey pitch currently gravelled. Is level. Perhaps used for parking/access at moment? Bund already altered. Pushed back, partially excavated

4. RELATIONSHIP TO ADJOINING PROPERTIES
Quite dense vegetation (deciduous mostly) along Sonning Lane (rear boundary). Trees (more sparse) along northern elevation.

5. SITE CONSTRAINTS

TREES High & well-established along Sonning Lane.

ACCESS/PARKING Fine - to side & rear.

LEVELS Flat.

BOUNDARY TREATMENT To be added to. Need for additional boundary treatment along north.

OTHERS

PLANNING SERVICES	HFT
PCL	TJB
DC	SMF
APP	
CS	

10 MAY 2002

COPIES TO	ACK:
	FILE:

BODDINGTONS
CHARTERED PLANNING CONSULTANTS

Westfield House
81 Shirburn Street
Watlington
Oxfordshire
OX49 5BU

Telephone: 01491 614809
Facsimile: 01491 614808
Email: neilboddington@aol.com

9 May 2002

The Environmental Services Dept
PO Box 157
Shute End
Wokingham
Berkshire R40 1WR

FAO Kerrin Lithgow

Dear Sir/Madam

Re: Reading Cricket Hockey Club – extension to pitch. F2002/6003

I refer to our telephone conversation yesterday in respect of the bund.

I have been on site today and can advise that the bund is approx1.8m high at this point and that the cut is 1.2m high and 1.2m deep. The remaining bund although steep is well consolidated and is in no danger of collapse. The cut has been made for some weeks now and I am confident that it will maintain itself without the need for a retaining wall. However, we will continue to monitor the bund during the development process, (which we hope to be able to start within the next few weeks) and should there be any deterioration we will take appropriate steps to minimise damage.

We certainly wish to retain the bund for its screening function and an appropriate condition would be acceptable to ensure its retention.

I hope that this is of assistance to you and look forward to your approval in due course.

Yours sincerely

Neil M Boddington BSc MRTPI

TO: **DEVELOPMENT CONTROL**
Kerrin Lithgow

FROM: Environmental Design

DATE: 8 May 2002

Location:	Reading Cricket & Hockey Club, Sonning Lane, Sonning
Proposal:	Proposed warm up area and two floodlights (Amendment to consent F/1999/0179.
Application Number:	F/2002/6003

In response to your consultation dated 30 April 2002 for the above application, the landscape comments are as follows:

Drawing no. 2132/01A now shows the top of the bund adjacent to Sonning Lane and indicates that part of the bund will need to be removed to gain access to mast. As the majority of vegetation is growing on the Sonning Lane side of the bund it looks as if very little vegetation will be affected by the proposal. However as part of the bund is to be removed, the applicant will need to provide details of a retaining structure or method to prevent the remaining part of the bund from collapsing onto the proposed track.

Parts of the proposed play / training area and associated fencing will be significantly closer to Sonning Lane than the previous pitch and therefore the fencing will be visible in part from the road especially during the winter. The applicant will need to submit a landscape plan for additional planting on the bund adjacent to Sonning Lane and along the northern site boundary to help integrate the proposals into the wider semi-rural location. The plan should include details of plant species (native), location of proposed plants, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

THE WILLMOTT BODDINGTON PARTNERSHIP

Town Planning, Grant Aid and Sports Construction Specialists

PL	55718
PCL	TLS
DC KL	ENF
APP	
CS	

25 APR 2002

COPIES TO

23 April 2002

The Environmental Services Dept
PO Box 157
Shute End
Wokingham
Berkshire R40 1 WR

MINOR AMENDMENTS

6003

FAO Kerrin Lithgow

Dear Sir

Re: Reading Cricket Hockey Club – extension to pitch. F2002/6003

Thank you for your letter of 16 April 2002 in respect of the above. It is correct that a small proportion of the bund is to be removed. Indeed, it has already been done as part of the erection of the Vodafone installation in a corner of the grounds.

The majority of the bund is in situ and will not be moved and certainly not into the footpath in Sonning Lane. The Bund existing is located inside the boundary of the grounds. I apologise but the part of the plan marked 'earthworks indicative' are inaccurate and I forward amended plans to show the reality. You will see that we are not proposing to move the bund but only to shave some of it away. The plan actually shows the boundary of the RCHC site. There is then a ditch before the footpath.

We feel that there is no need to remove part of the training area as there is no connotation with regard to Sonning Lane. The training area needs to be of this size to be effective for hockey training. There was no vegetation planted on the inside of the bund and therefore there is no lost as part of this proposal. I hope, when you make your site visit, that all will become apparent. Should you like me to meet you on site to explain matters to you I will be pleased to do so.

I hope that that this is clear and that we will receive your approval in due course. Perhaps you could advise timing as we are expecting to make a start on the recovering of the main pitch in early May.

Yours faithfully

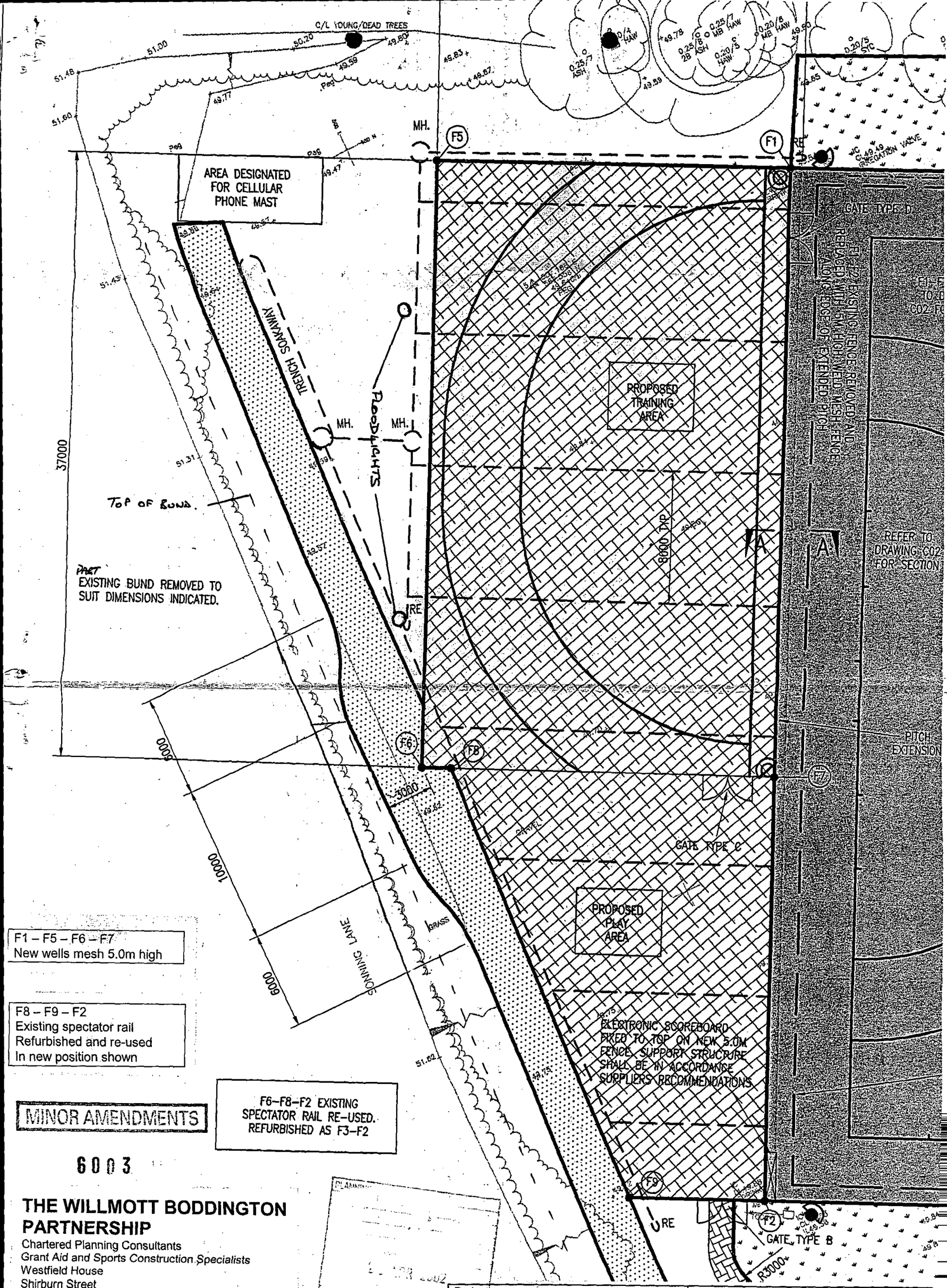
Neil M Boddington

Neil M Boddington BSc MRTPI
The Willmott Boddington Partnership

Neil M Boddington
Westfield House
31 Shirburn Street
Watlington
Oxon OX9 5BU
Tel 01491 614809
Fax 01491 614808

PRINCIPALS: NEIL M BODDINGTON BSC MRTPI JOHN F WILLMOTT MCIOB MIMGT

John F Willmott
46 - 48 Southcott Village
Linslade
Beds LU7 7PS
Tel 01525 382888
Fax 01525 382886



F1 – F5 – F6 – F7
New wells mesh 5.0m high

F8 – F9 – F2
Existing spectator rail
Refurbished and re-used
In new position shown

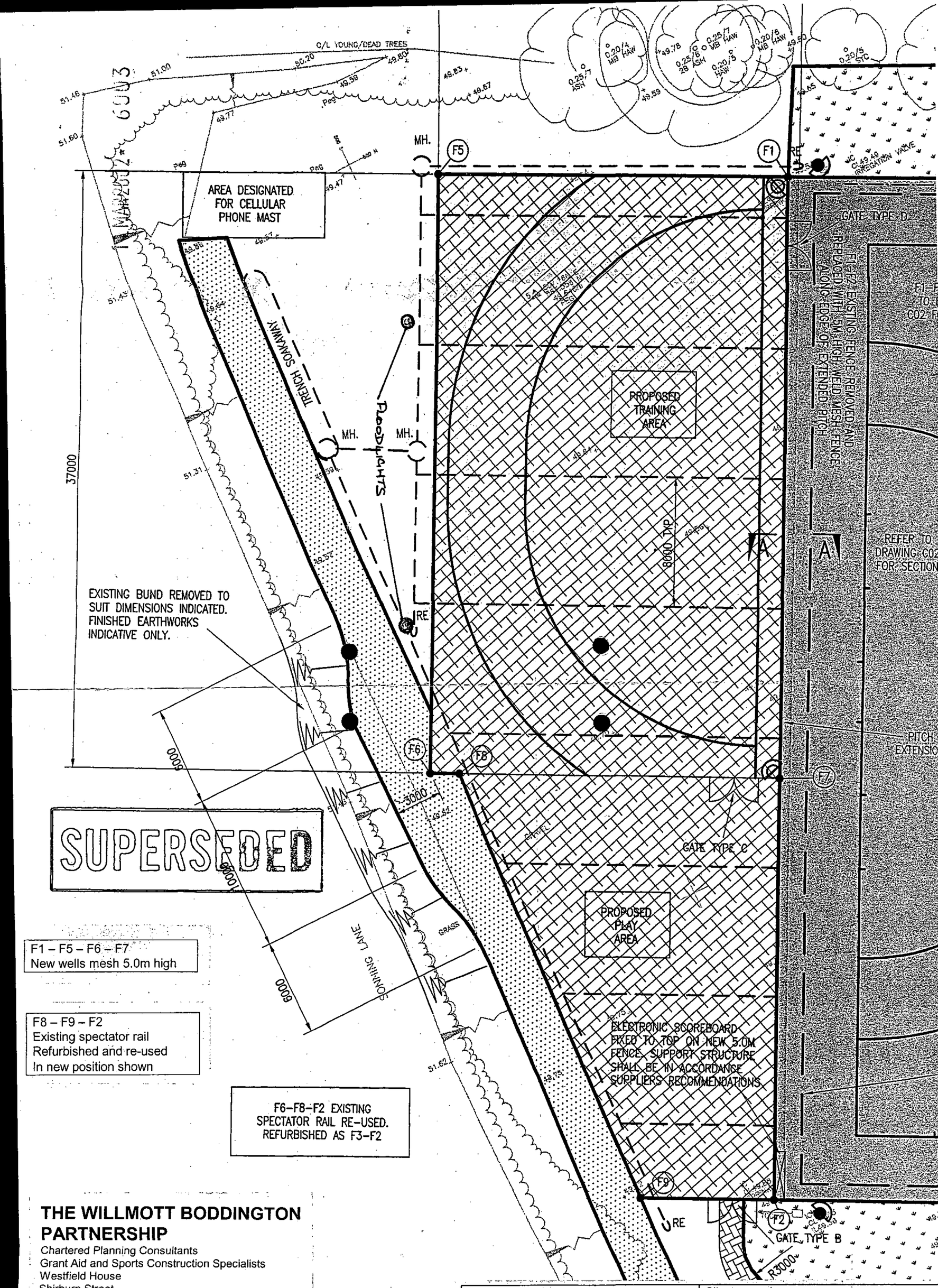
MINOR AMENDMENTS

F6–F8–F2 EXISTING SPECTATOR RAIL RE-USED. REFURBISHED AS F3–F2

6003

THE WILLMOTT BODDINGTON PARTNERSHIP
Chartered Planning Consultants
Grant Aid and Sports Construction Specialists
Westfield House
Shirburn Street
WATLINGTON
Oxon. OX9 5BU
01491 614809

Project: New Water based artificial pitch extension	Client: Reading CHC
February 2002	Scale: 1:200 Drawing 2132/01A



THE WILLMOTT BODDINGTON PARTNERSHIP
Chartered Planning Consultants
Grant Aid and Sports Construction Specialists
Westfield House
Shirburn Street
WATLINGTON
Oxon. OX9 5BU
01491 614809

Project: New Water based artificial pitch extension	Client: Reading CHC
Date: February 2002	Scale: 1:200 Drawing 2132/01

55718
KL
25 APR 2002
COPIES TO

THE WILLMOTT BODDINGTON PARTNERSHIP

Town Planning, Grant Aid and Sports Construction Specialists

23 April 2002

The Environmental Services Dept
PO Box 157
Shute End
Wokingham
Berkshire R40 1 WR

FAO Kerrin Lithgow

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I hope that that this is clear and that we will receive your approval in due course. Perhaps you could advise timing as we are expecting to make a start on the recovering of the main pitch in early May.

Yours faithfully

Neil M Boddington BSc MRTPI
The Willmott Boddington Partnership

Neil M Boddington
Westfield House
31 Shirburn Street
Watlington
Oxon OX9 5BU
Tel 01491 614809
Fax 01491 614808

PRINCIPALS: NEIL M BODDINGTON BSc MRTPI JOHN F WILLMOTT MCIOB MIMgt

John F Willmott
46 - 48 Southcott Village
Linslade
Beds LU7 7PS
Tel 01525 382888
Fax 01525 382886

Tel: (0118) 974 6441 (Direct Line)
Fax: (0118) 974 6484
Date: 16 April, 2002
My ref: F/2002/6003
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr Neil M. Boddington
The Wilmott Boddington Partnership
Westfield House
31 Shirburn Street
Watlington
OXON OX9 5BU

Dear Mr Boddington

READING CRICKET AND HOCKEY CLUB – EXTENSION TO PITCH

I refer to the above application.

As part of our consultation process I have forwarded this application through to Council's Landscape Architect, who has replied to me with a few issues which need clarifying.

It would appear from the plans provided that a portion of the existing bund is to be removed. It would also appear that the new bund to be created would extend into the Sonning Lane footpath.

Could you please tell me whether it would be possible to remove the protruding corner of the training area, thereby creating no need for the bund to be extended out into Sonning Lane footpath. Could you please also confirm for me what vegetation is proposed to be removed and give details of how the bund is to be finished off.

Should you have any questions regarding the above matters please do not hesitate to telephone me.

Yours sincerely

KERRIN LITHGOW
Senior Planner

Date: 30 April 2002

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2002/6003

Location: Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Proposal: Proposed warm up area and two floodlights (Amendment to consent F/1999/0179).

Applicant: Reading Cricket & Hockey Club C/O The Willmott Boddington Partnership.

Case Officer: Kerrin Lithgow

The new plans show the following: Revised plan to show the mid-point of the bund. Earthworks plan revised to show that earthworks will not interfere with footway. Drawing no: 2132/01A.

Comments are required by 07/05/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/6003 (Planaps) / (Ludhouse) Date Rec. 25/04/02.

Location: Reading Cricket & Hockey Club

Parish Sonning

Applicant:

Description of attached plans Have revised plan to show the mid-point of the bund. Earthworks plan revised to show that earthworks will not interfere with footway.

Drawing No's: 2132/01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	2132/01A	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses ASAP. due date 08/05

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description NO.

CASE OFFICER Kerrin Lithgow

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

55718
25 APR 2002

THE WILLMOTT BODDINGTON PARTNERSHIP

Town Planning, Grant Aid and Sports Construction Specialists

23 April 2002

The Environmental Services Dept
PO Box 157
Shute End
Wokingham
Berkshire R40 1WR

MINOR AMENDMENTS
6003

FAO Kerrin Lithgow

Dear Sir

Re: Reading Cricket Hockey Club – extension to pitch. F2002/6003

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I hope that that this is clear and that we will receive your approval in due course. Perhaps you could advise timing as we are expecting to make a start on the recovering of the main pitch in early May.

Yours faithfully

Neil M Boddington BSc MRTPI
The Willmott Boddington Partnership

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PRINCIPALS: NEIL M BODDINGTON BSc MRTPI JOHN F WILLMOTT MCIOB MIMgt

John F Willmott
46 - 48 Southcott Village
Linslade
Beds LU7 7PS
Tel 01525 382888
Fax 01525 382886

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/6003 (Planaps) / (Ludhouse) Date Rec. 25/04/02

Location: Reading Cricket & Hockey Club

Parish Sonning

Applicant:

Description of attached plans Have revised plan to show the mid-point of the bund. Earthworks plan revised to show that earthworks will not interfere with footway.

Drawing No's: 2132/01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

	Drawing No's	
1. NK (Landscape & Trees)	2132/01A	✓
2. NK (Env. Design)		
3. XA (Highways)		
4. NF (Building Control)		
5. BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

ASAP

Date for Responses due date 08/05

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description NO.

CASE OFFICER Kerrin Lithgow

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Our Ref : SP/2002/005468-1/1
Your Ref : F/2002/6003

Date : 08 April 2002

PLANNING SERVICES	55123
POL	TLS
DC	ENF
APP	
CS	
10 APR 2002	
COPIES TO	ACK:
	FILE:

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

FAO: Hiedi Lynch

PROPOSAL: WARM UP AREA AND 2 FLOODLIGHTS, AMENDMENT TO CONSENT F/1999/0179
LOCATION: READING CRICKET & HOCKEY CLUB, SONNING LANE, SONNING

Thank you for your letter dated 15 March 2002#, received on 19 March 2002. Please quote the following reference in any correspondence: SU77SE/21/4. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Yours faithfully



JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: The Willmott Boddington Partnership

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 25 March 2002

Location:	Reading Cricket & Hockey Club, Sonning Lane, Sonning
Proposal:	Proposed warm up area and two floodlights (Amendment to consent F/1999/0179.
Application Number:	F/2002/6003

In response to your consultation dated 15 March 2002 for the above application, the landscape comments are as follows:

The site is located within the countryside designated as Green Gap. There are open views into the site from the playing fields to the north although there is a low bund along this boundary, which does nothing to restrict the view.

Although the site is screened from view from Sonning Lane by a fairly high bund which has a reasonable amount of planting along its entire length, I am concerned that as part of the proposals part of the bunding is to be removed, presumably to get access to the mast by vehicles. What is not clear is how much vegetation will need to be removed in order to move the bund, and is there the room to move the bund over so as not to obstruct the footpath adjacent to Sonning Lane? The fact that vegetation will need to be removed will open up the views into the site and this will be unacceptable, especially when the vegetation on the bund has been considered an integral consideration in relation to the mast application. I suggest that the corner is cut off the training area so that the bund would not have to be moved.

As the fencing is to be extended around the proposed training areas, this will also be nearer Sonning Lane and may be fairly visible from the road if the vegetation is removed on bund. The applicant will need to submit a landscape plan for additional planting on the bund adjacent to Sonning Lane and along the northern site boundary to help integrate the proposals into the wider semi-rural location. The plan should include details of plant species (native), location of proposed plants, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 15 March 2002

Application Number: F/2002/6003

Proposal: Proposed warm up area and two floodlights (Amendment to consent F/1999/0179).

Parish: SONNING PARISH

Site Address:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Applicant:
Reading Cricket & Hockey Club C/O The Willmott Boddington Partnership.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

As per F/1999/0179.

Signed: _____ **Print name:** Adam 18/03/02.

Heidi Lynch

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6003

PROPOSAL: Proposed warm up area and two floodlights etc.

SITE ADDRESS: Reading Cricket & Hockey Club, Sonning Lane

APPLICANT: Reading Cricket & Hockey Club

SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 APR 2002	
COPIES TO	ACK

The committee appreciated being consulted but made no comment on this application.

SIGNED: [signature] DATE: 3.4.02.

For Woodley Town Council

Heidi Lynch

From: Andy Glencross
Sent: Wednesday, March 20, 2002 2:11 PM
To: Heidi Lynch
Subject: Planning Application F/2002/6003 Reading Cricket & Hockey Club Sonning Lane Sonning

Hi Heidi

My comments on the above are as follows.

In view of the fact that this site is practically 500 metres from the nearest breeding pond. This site will not require a full mitigation strategy. However I notice they are planning a new "trench" soakaway it would be beneficial to the local newt population if this could be adapted to from a wet balancing pond? Could you explore this option with the applicant?

In addition I suggest we attach the following informative to any permission given

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/6003
From:	Tom Payne Environmental Heath	My Ref:	000541
		Date.	8 April 2002

PROPOSED WARM UP AREA WITH TWO FLOODLIGHTS (AMENDMENT TO CONSENT F/1999/0179).

READING CRICKET AND HOCKEY CLUB, SONNING LANE, SONNING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

To:
Minerals

From: Heidi Lynch

Date: 15 March 2002

Application Number: F/2002/6003

Proposal: Proposed warm up area and two floodlights (Amendment to consent F/1999/0179)..

Site Address:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

Applicant:
Reading Cricket & Hockey Club C/O The Willmott Boddington Partnership.

Your observations are required in respect of this application within **7 days** of the above date.

Thankyou for consulting me on this application.

I have no comments to make from a minerals planning perspective

Tanya Davies 26.3.02.

cc: P Williams 24/1/c

14.MAR2002* 6003

READING CRICKET & HOCKEY CLUB

TRAINING GROUND

Project code:	w01647b
Date:	18-12-2001
Customer:	Willmott Boddington Partnership
Customer Representative:	Mr.J.Willmott.
Designer:	LSFD
Description:	Scheme comprises of 2 number 10 metre high galvanised steel planted root columns, mounted on each column would be 2 No Philips MVF 507 2 Kw Optivision (flat glass) asymmetric beam low glare floodlights and 1 number 1 kw MVP 507 Optivision floodlight of the same type. This floodlight complies with the Requirements of the 'Guidance notes for the Reduction of Light Pollution' issued by the Institution of Lighting Engineers.

The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.

Lorne Stewart Plc
Beehive Lane
Chelmsford
Essex
CM2 9TE
www.lornestewart.com
Telephone: 01245 284611
Fax: 01245 490 459
E-Mail: blundenb@lornestewart.co.uk

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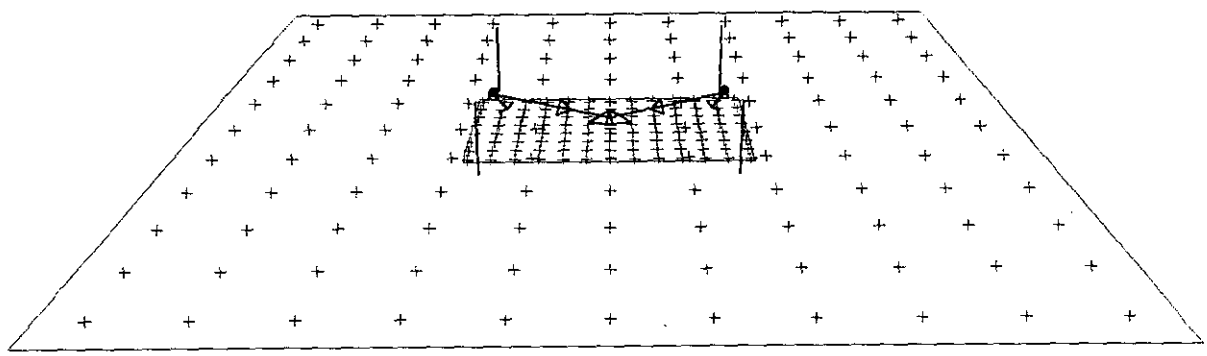
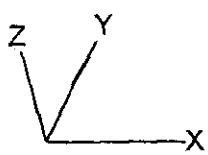
1. Project Description

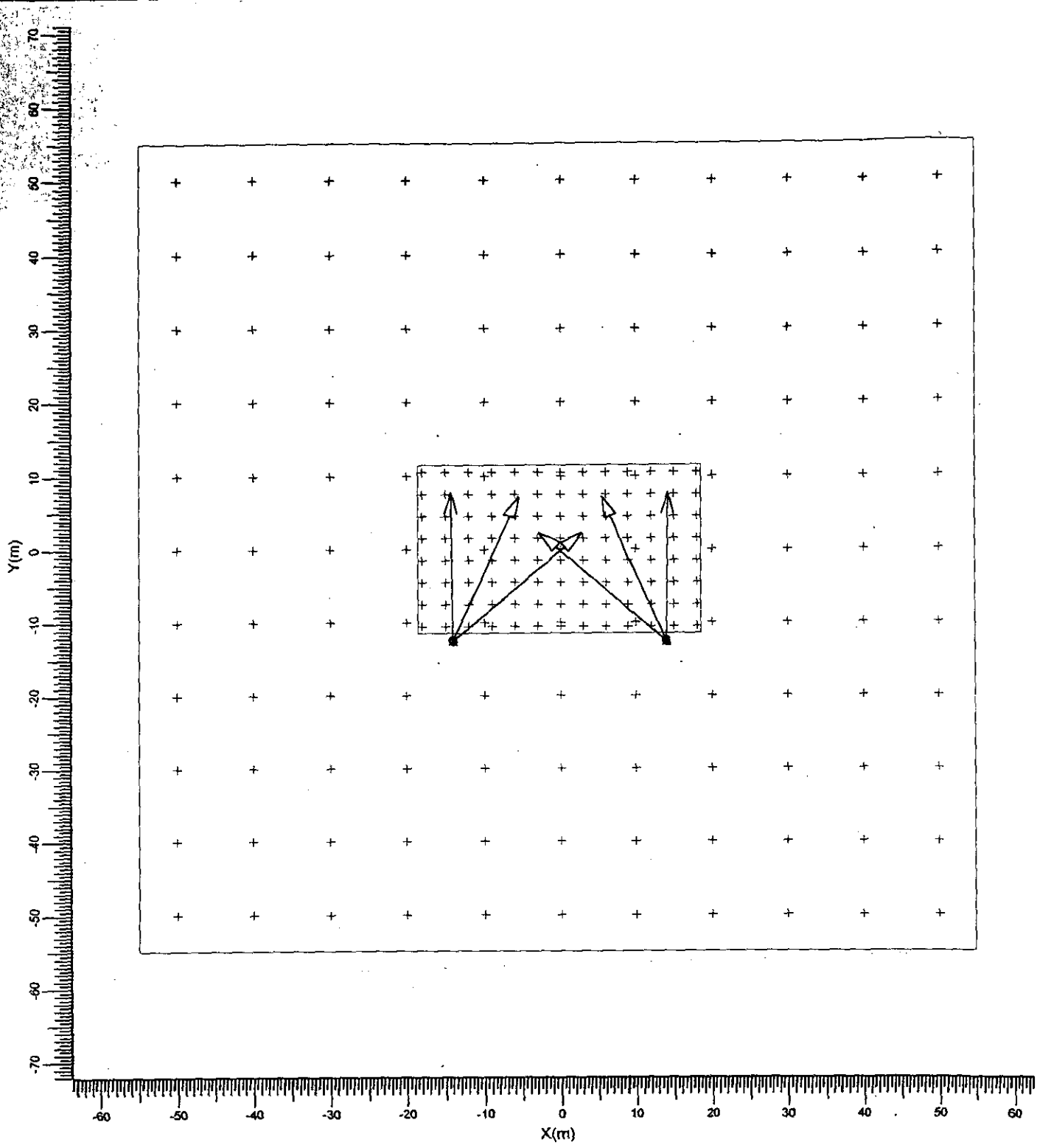
1.1 3-D Project Overview





A ——▷ MVP507 MB
C ——→ MVP507 MB

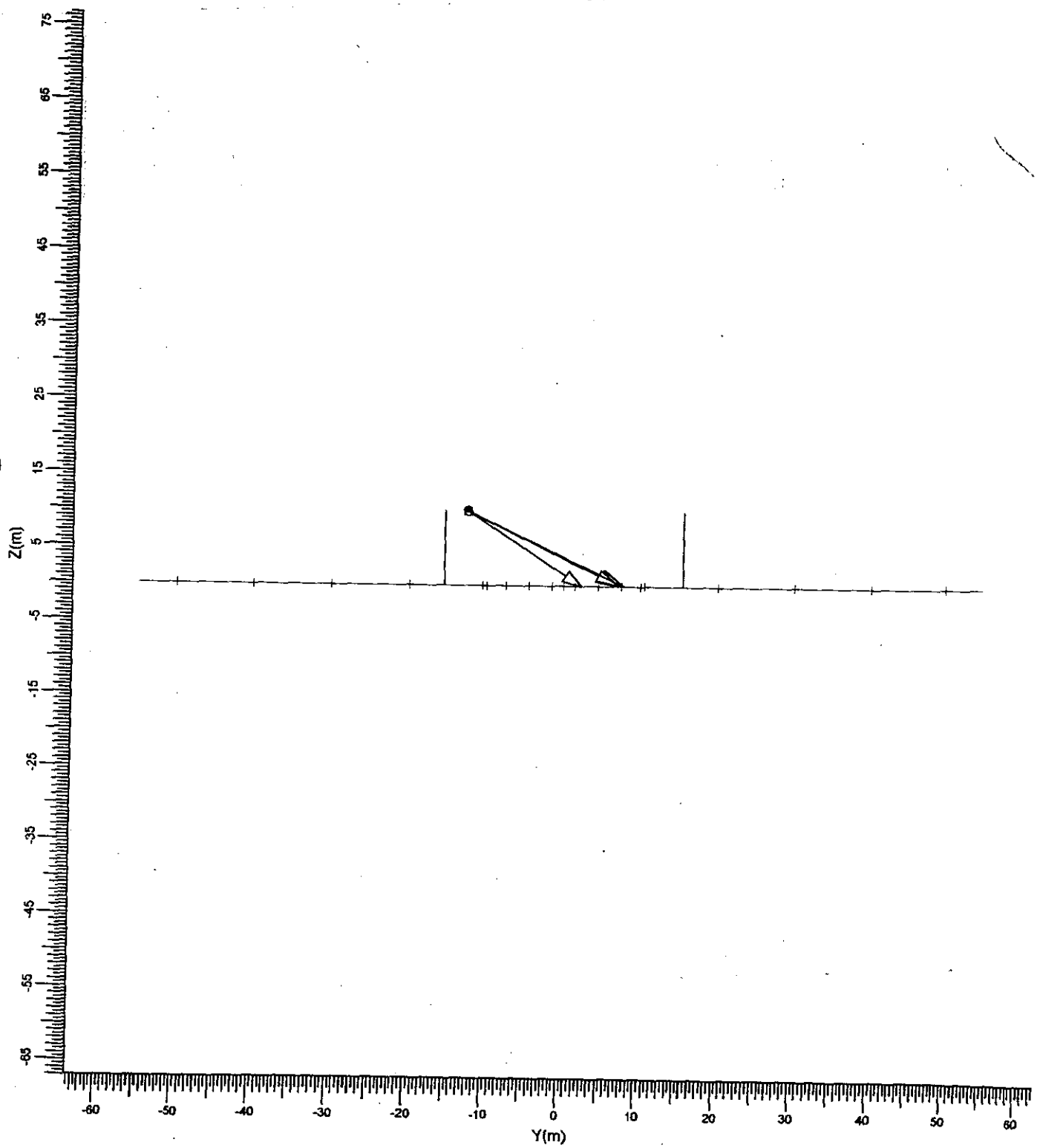
1.2 Top Project Overview



A ——▷ MVP507 MB
C ——→ MVP507 MB

Scale
1:750

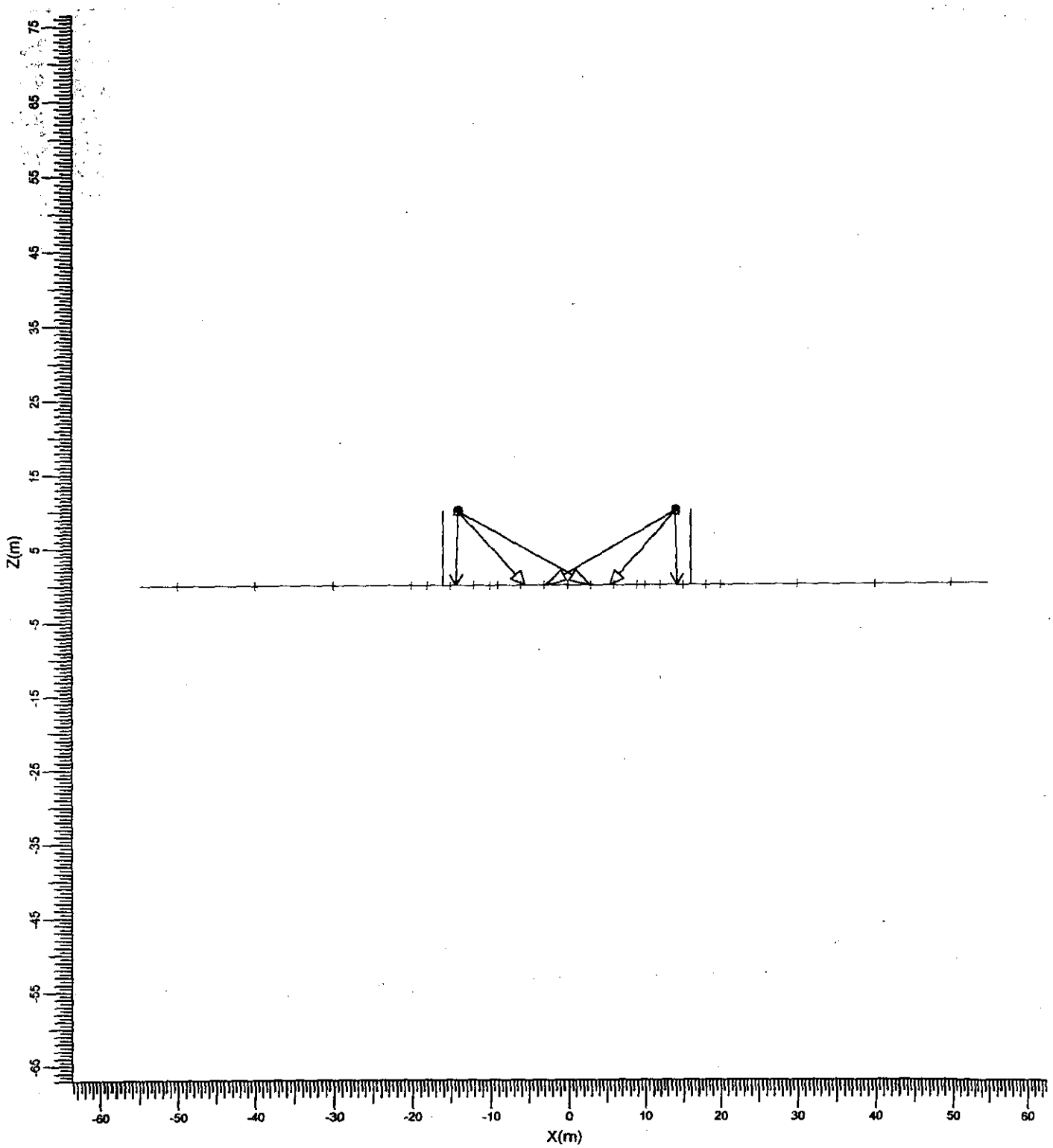
1.3 Right Project Overview



A ——▷ MVP507 MB
C ——→ MVP507 MB

Scale
1:750

1.4 Front Project Overview



A ——▷ MVP507 MB
C ——→ MVP507 MB

Scale
1:750

2. Summary

2.1 General Information

The overall maintenance factor used for this project is 0.80.

2.2 Project Luminaires

Code	Qty	Luminaire Type	Lamp Type	Power (W)	Flux (lm)
A	4	MVP507 MB	1 * MHN-LA2000W	2100.0	1 * 220000
C	2	MVP507 MB	1 * MHN-LA1000W	1105.0	1 * 100000

The total installed power: 10.61 (kWatt)

Number of Luminaires Per Arrangement:

Arrangement	Luminaire Code		Power (kWatt)
	A	C	
Column 1	4	2	10.61

2.3 Calculation Results

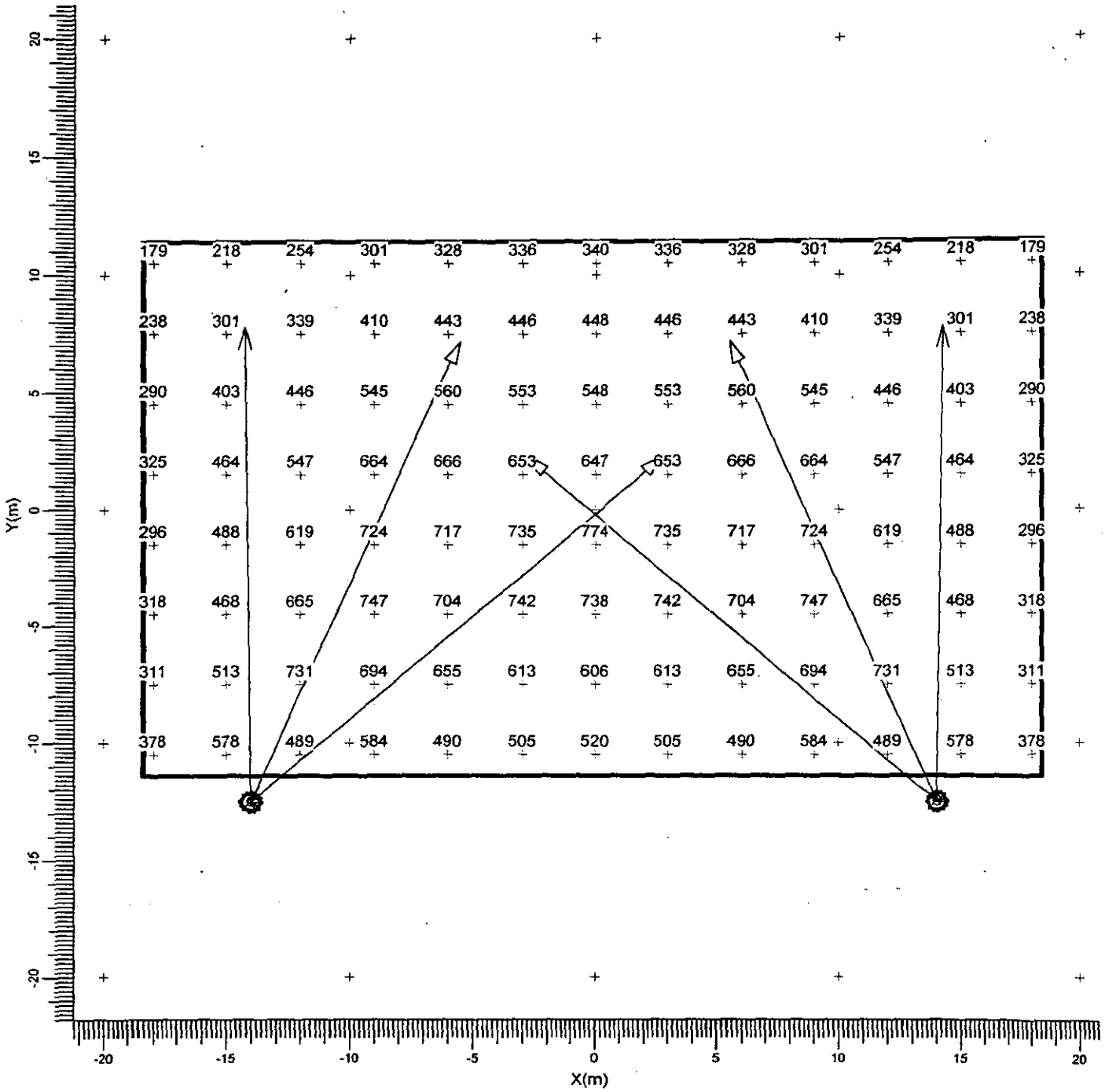
(Il)luminance Calculations:

Calculation	Type	Unit	Ave	Min/Ave	Min/Max
Training Area	Surface Illuminance	lux	500	0.36	0.23
Spillage	Surface Illuminance	lux	57.9	0.00	0.00

3. Calculation Results

3.1 Training Area: Graphical Table

Grid : Training Area at Z = 0.00 m
Calculation : Surface Illuminance (lux)

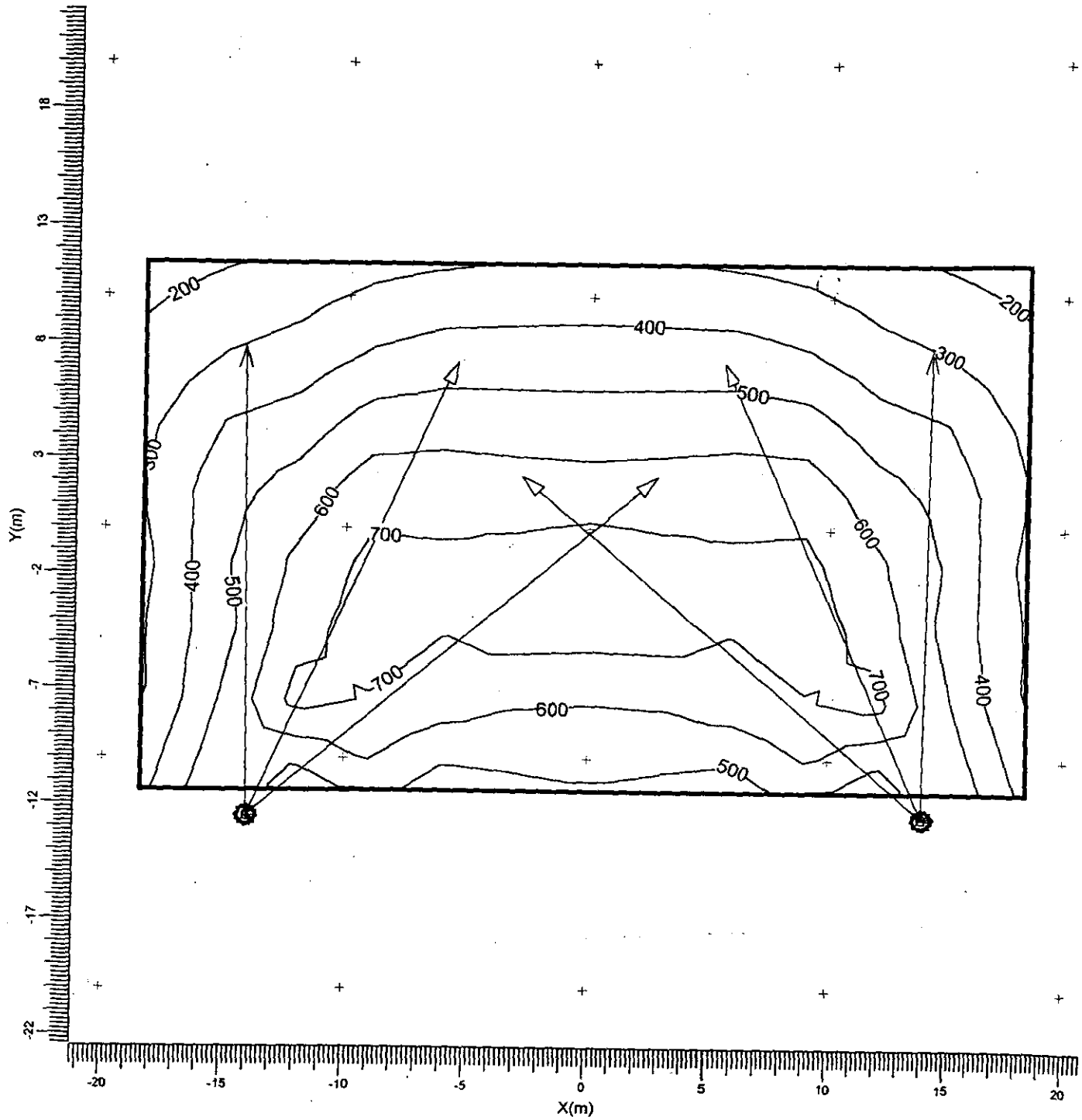


A ——▷ MVP507 MB
C ——→ MVP507 MB

Average	Min/Ave	Min/Max	Project maintenance factor	Scale
500	0.36	0.23	0.80	1:250

3.2 Training Area: Iso Contour

Grid : Training Area at Z = 0.00 m
Calculation : Surface Illuminance (lux)

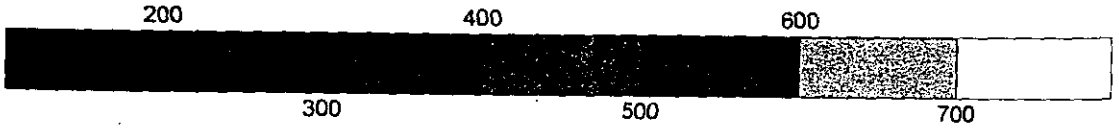


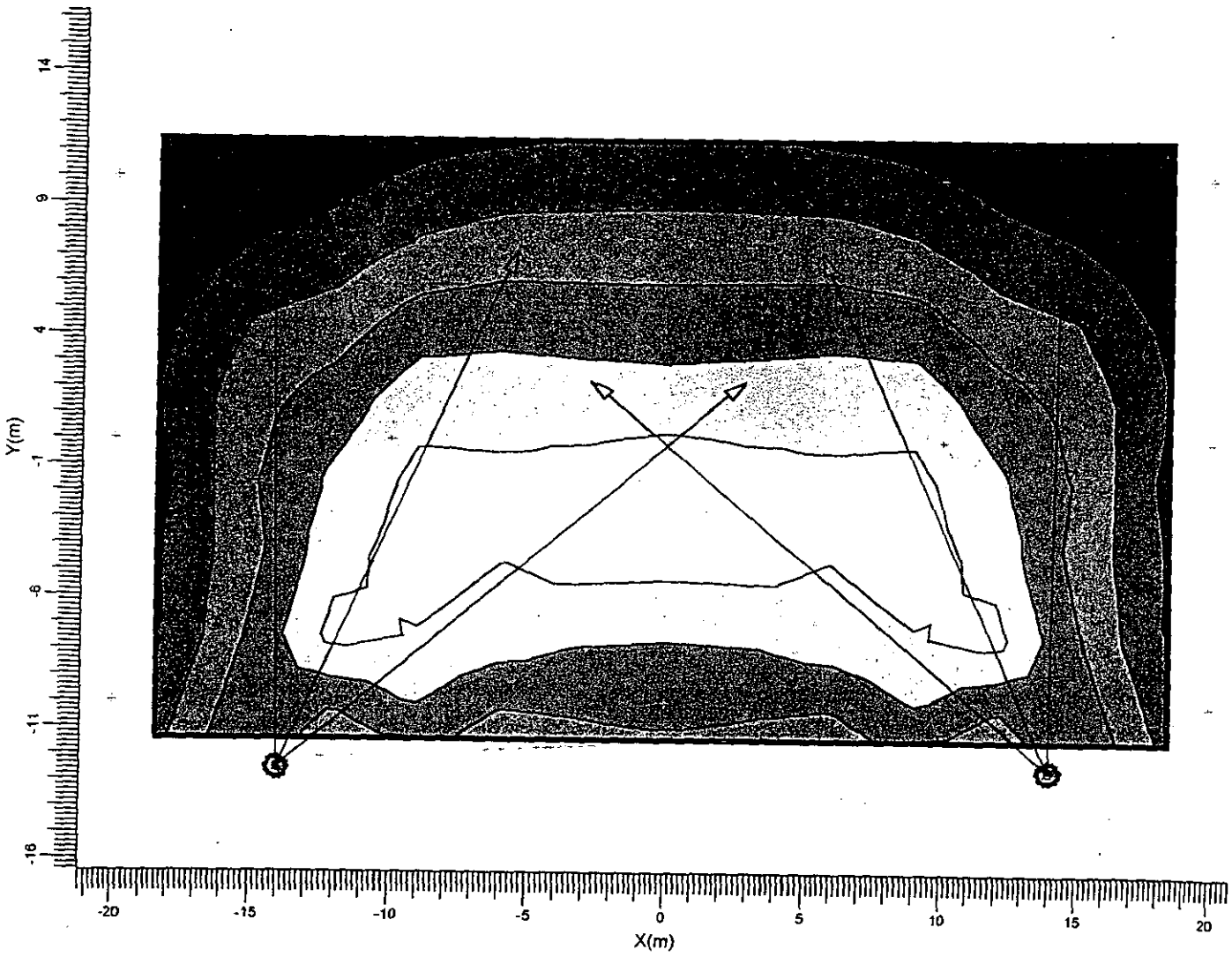
A ——▷ MVP507 MB
C ——→ MVP507 MB

Average	Min/Ave	Min/Max	Project maintenance factor	Scale
500	0.36	0.23	0.80	1:250

3.3 Training Area: Filled Iso Contour

Grid : Training Area at Z = 0.00 m
Calculation : Surface Illuminance (lux)



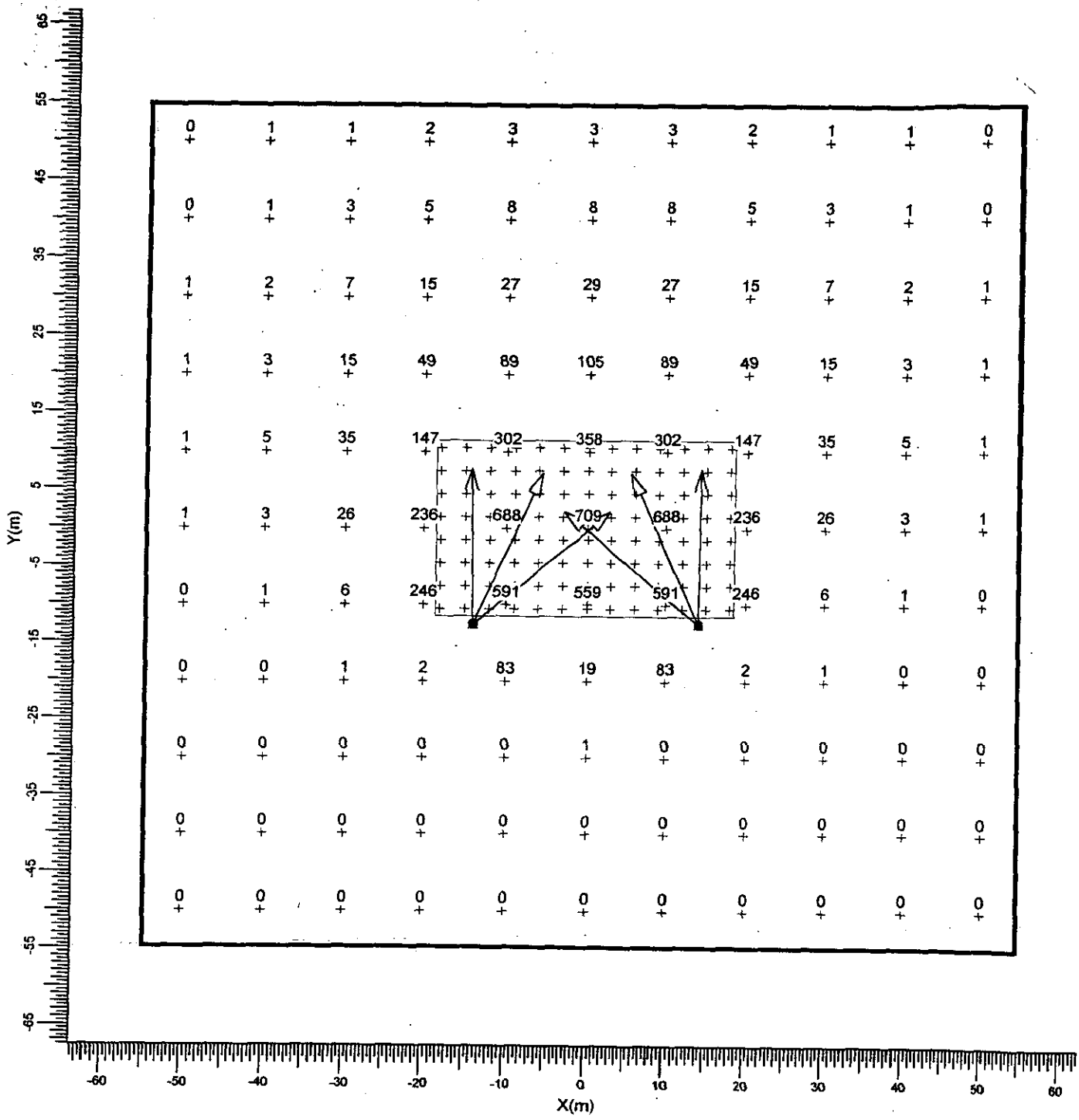


A ——▷ MVP507 MB
C ——→ MVP507 MB

Average	Min/Ave	Min/Max	Project maintenance factor	Scale
500	0.36	0.23	0.80	1:250

3.4 Spillage: Graphical Table

Grid : Spillage at Z = 0.00 m
Calculation : Surface Illuminance (lux)

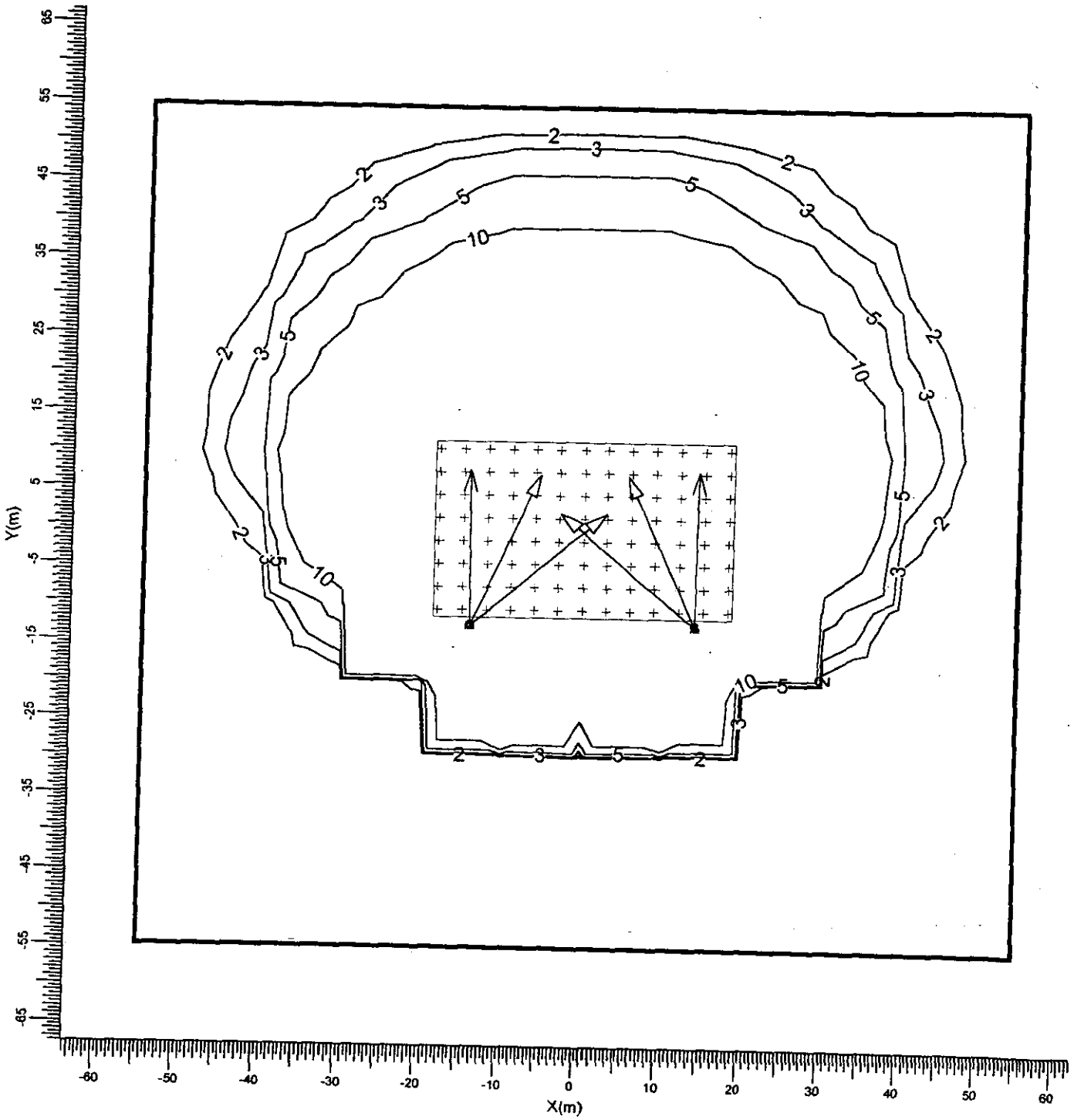


A ⟶ MVP507 MB
C ⟶ MVP507 MB

Average	Min/Ave	Min/Max	Project maintenance factor	Scale
57.9	0.00	0.00	0.80	1:750

3.5 Spillage: Iso Contour

Grid : Spillage at Z = 0.00 m
Calculation : Surface Illuminance (lux)



A ——▷ MVP507 MB
C ——→ MVP507 MB

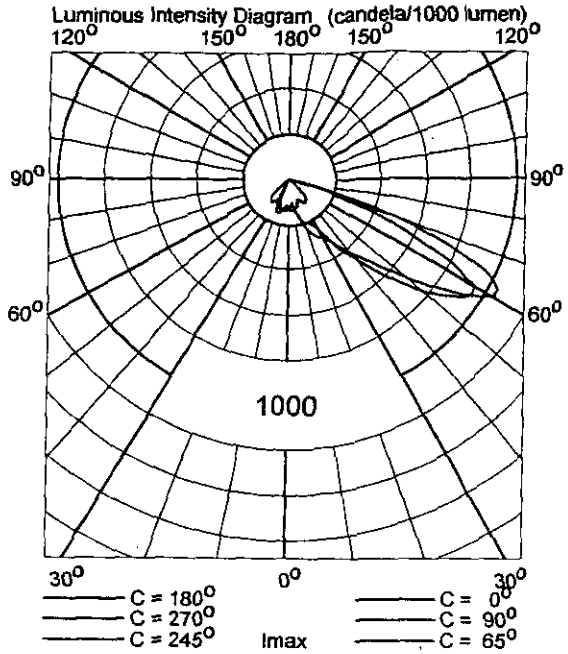
Average	Min/Ave	Min/Max	Project maintenance factor	Scale
57.9	0.00	0.00	0.80	1:750

4. Luminaire Details

4.1 Project Luminaires

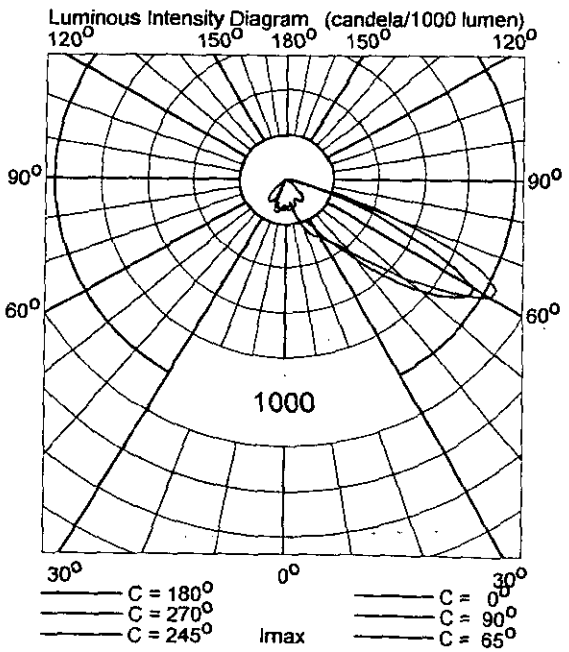
Luminaire Name	: MVP507 MB
Lamp name	: MHN-LA2000W
Lamp Color	: 842
Number of lamps/luminaire	: 1
Lamp flux	: 220000 lm
Ballast	: CON
Light output ratios	
DLOR	: 0.82
ULOR	: 0.00
TLOR	: 0.82
Luminaire wattage	: 2100.0 W
Luminaire voltage	: 380.0 V
Measurement code	: LVM9970200

Note: Luminaire data not from database.



Luminaire Name	: MVP507 MB
Lamp name	: MHN-LA1000W
Lamp Color	: 842
Number of lamps/luminaire	: 1
Lamp flux	: 100000 lm
Ballast	: CON
Light output ratios	
DLOR	: 0.82
ULOR	: 0.00
TLOR	: 0.82
Luminaire wattage	: 1105.0 W
Luminaire voltage	: 230.0 V
Measurement code	: LVM9970200

Note: Luminaire data not from database.



5. Installation Data

5.1 Legends

Project Luminaires:

Code	Qty	Luminaire Type	Lamp Type	Flux (lm)
A	4	MVP507 MB	1 * MHN-LA2000W	1 * 220000
C	2	MVP507 MB	1 * MHN-LA1000W	1 * 100000

5.2 Luminaire Positioning and Orientation

Qty and Code	Position			Aiming Angles		
	X (m)	Y (m)	Z (m)	Rot.	Tilt90	Tilt0
1 * A	-14.00	-12.50	10.00	66.65	65.00	0.00
1 * A	-14.00	-12.50	10.00	41.27	65.94	0.00
1 * C	-14.00	-12.50	10.00	90.73	63.78	0.00
1 * A	14.00	-12.50	10.00	113.35	65.00	0.00
1 * A	14.00	-12.50	10.00	138.73	65.94	0.00
1 * C	14.00	-12.50	10.00	89.27	63.78	0.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date:	28 FEB 2002	14 MAR 2002

Officer: HL	Application No. F|2002|6003

Map No. 31 Site 7.6

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED WARM UP AREA AND TWO FLOODLIGHTS (AMENDMENT TO CONSENT F\|1999\|0179)

Location: CRICKET & HOCKEY CLUB, SONNING LANE

Parish: SONNING Ward: Sonning

15.3.02 JB.

Applicant: READING CRICKET & HOCKEY CLUB

(5)

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			14 MAR 2002
4	Correct S 66 certificate	None	phoned	✓
5	Elevation plans	Elevations of flood lights.	12|3	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.3.02 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services ✓ .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) ✓ .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Wokingham District Sports Council
Dinton Pastures re/ Newts

EXTERNAL CONSULTATIONS

Adjacent D P A ✓ .....
Adjacent Parish Woodley
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency Alterations to earth bund. .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... (Rural Area, Countryside, Green Gap/Wedges) .....
.....
.....

NEIGHBOURS:

..... S/N at entrance to site .....
..... + See map .....
.....
.....
.....
.....
..... No pre-apps .....
.....
.....

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 15 March 2002

My ref: F/2002/6003

WOKINGHAM UNITARY
Aiming for Excellence

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6003
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.
Proposed warm up area and two floodlights (Amendment to consent F/1999/0179).

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6003**
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.
Proposed warm up area and two floodlights (Amendment to consent F/1999/0179).
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor N Rose

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6003

Proposal:
Proposed warm up area and two floodlights (Amendment to consent F/1999/0179).

Location:
Reading Cricket& Hockey Club, Sonning Lane, Sonning, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6003 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

15 March 2002

6003

14.MAR2002* 6003

THE WILLMOTT BODDINGTON PARTNERSHIP

Town Planning, Grant Aid and Sports Construction Specialists

25 February 2002

The District Planing Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir/Madam

Re: Reading Cricket and Hockey Club – Extension to pitch

I enclose a planning application for the extension of the existing pitch as shown on the plans. It includes a floodlit warm up and practice area and an additional odd shaped area again for small practices.

By application F/1999/0179 dated 1/2/2001 planning permission was granted for a new warm up area in the same position. Having surveyed the site we find that there is insufficient room to adequately position the area and have turned it through 90 degrees to ensure that it fits, and added the small area to complete the extension.

We have taken the opportunity also of redesigning the floodlighting that was approved. That involved on 15m high pylon with three luminaries. We have now reduced the height of the lighting significantly to 10m although two pylons are required. They will still back onto the road so light spill is even less of an issue than previously. We consider that this will be a considerable improvement over that approved.

We hope that this application is uncontentious in the light of the previous approval and the new designs and that it may be approved without delay. We hope to be able to commence the project in May to ensure that the project is completed in the summer months ready for next season.

Should you have any queries please do not hesitate to call me.

Yours sincerely

Neil M Boddington

Neil M Boddington BSc MRTPI

Neil M Boddington
Westfield House
31 Shirburn Street
Watlington
Oxon OX9 5BU
Tel 01491 614809
Fax 01491 614808

PRINCIPALS: NEIL M BODDINGTON BSc MRTPI JOHN F WILLMOTT MCIOB MIMGT

John F Willmott
46 - 48 Southcott Village
Linslade
Beds LU7 7PS
Tel 01525 382888
Fax 01525 382886

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

14 MAR 2002* 6003

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . Neil Maddington

On behalf of . Reading Cricket & Hockey Club

Date . . . 12/3/02

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

SPECIAL ORDERS:

MINISTRY DECISION:

Planning No.	Building No.	Applicant	Description of Development	Date	Decision: Building	Decision: Planning

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

14 MAR 2002* 6003

1.	APPLICANT'S NAME	READING CRICKET & HOCKEY CLUB
	ADDRESS	SONNING LANE SONNING READING
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE WILLMOTT BODDINGTON PTNRSHIP
	ADDRESS	WESTFIELD HOUSE, 31 SHIRBURN ST WATLINGTON OXON
	POST CODE	OX49 5BU PHONE 01491 614809.
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS APPLICANT.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW WARM UP AREA & TWO FLOODLIGHT (AMENDMENT TO THAT APPROVED F/1999/0179.
5. Give the area in hectares or part of a hectare	AREA OF SITE	20 ACRES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	APPLICANT
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	0.5 EXTRACT FLOODLIGHTING DETAILS.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
SPORTS CLUB

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
ARTIFICIAL TURF
CHAIN LINK FENCING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
CHAIN LINK FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?
SOAKAWAY OR RECYCLING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details N/A.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	N/A. / *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Neil McBoddington ON BEHALF OF Reading CHC DATE 21/2/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE	ALL	0	0	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	150	–
Proposed	–	–

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

ARTIFICIAL TURF AREA FOR PRACTICE AND WARM UP.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

READING CHC.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
3	–	0	3.

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of *decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any* other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

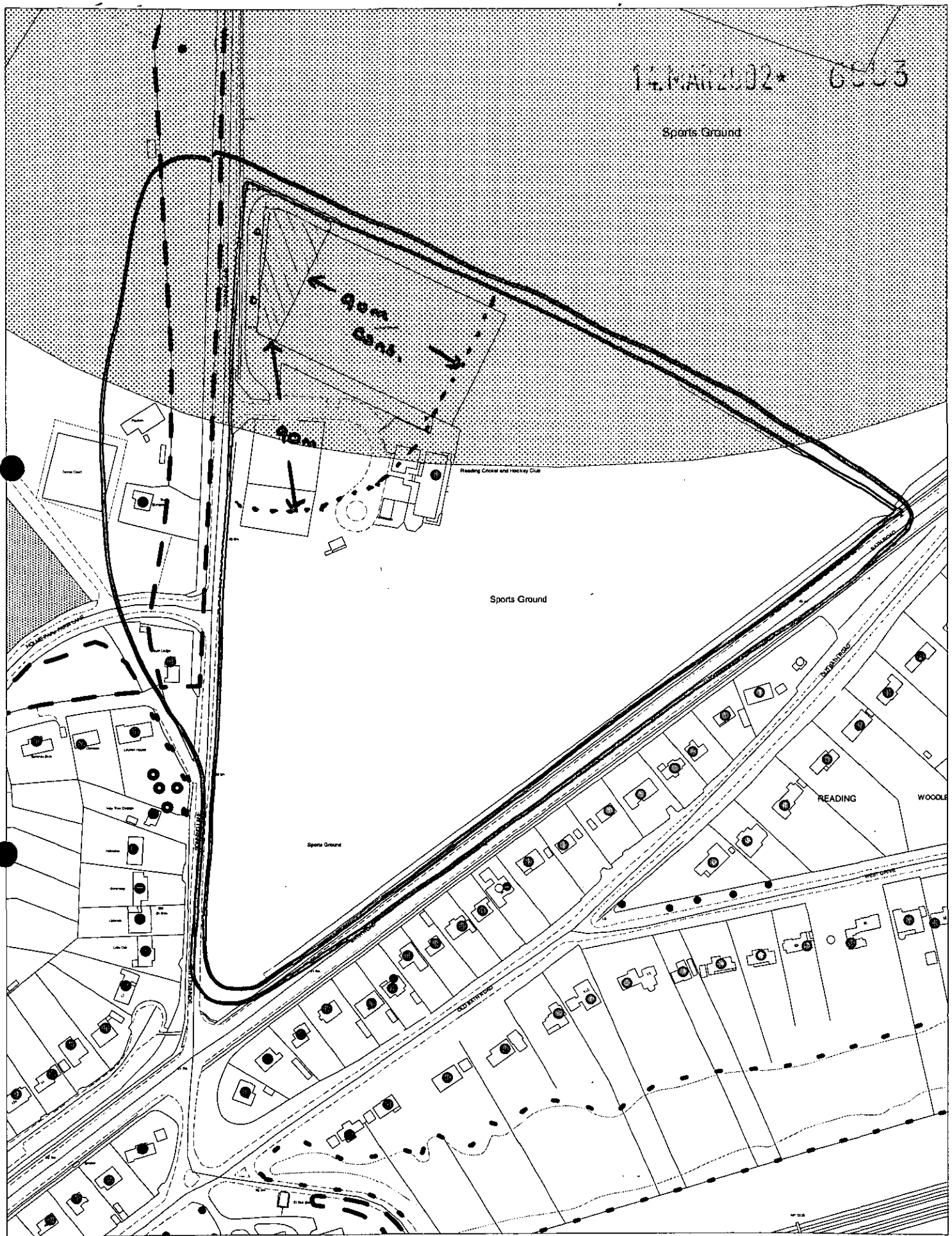
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the *PLANAPS applications processing system)* and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



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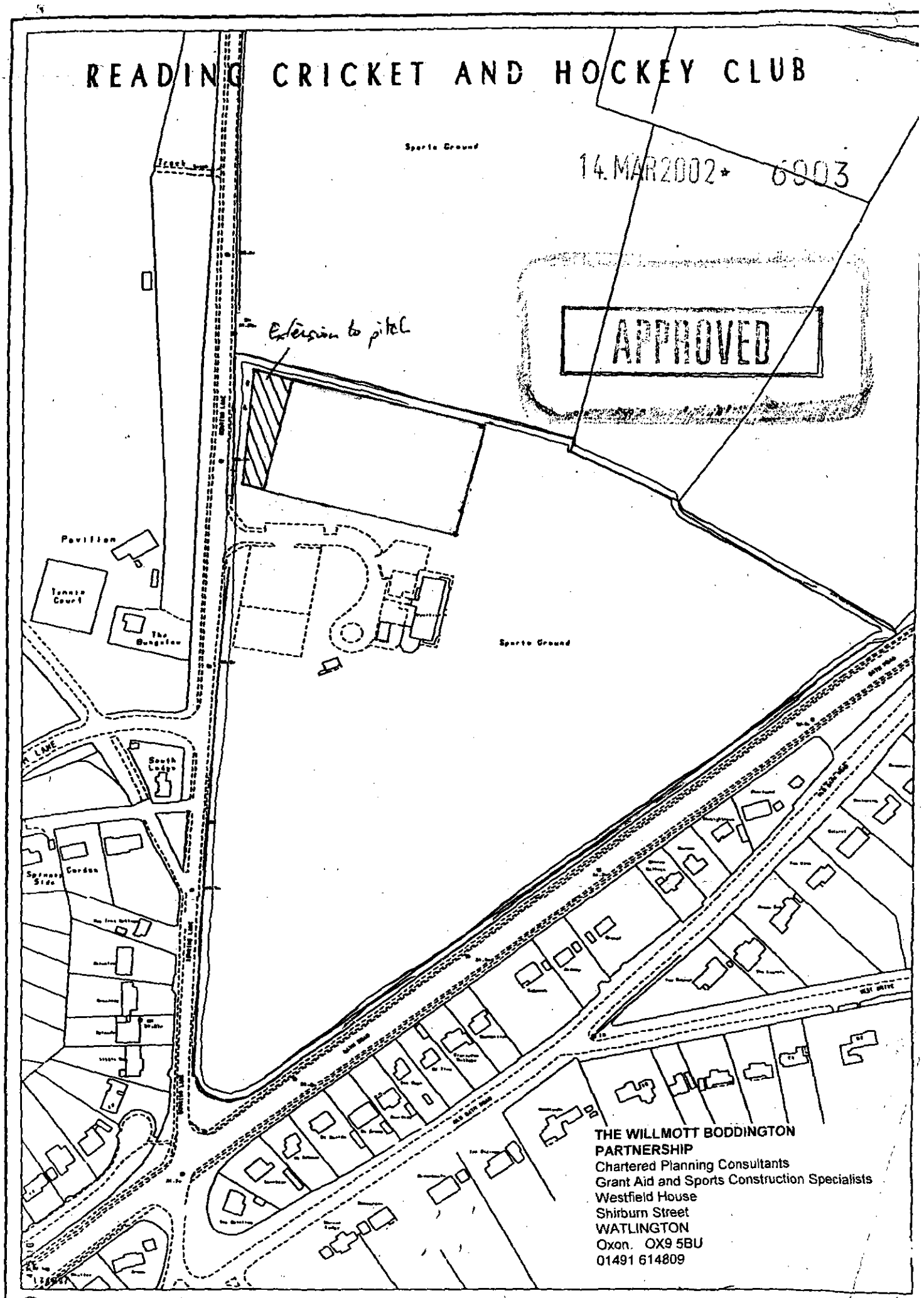
Development Control Section, Environmental Services, Wokingham District Council.

1 March 2002

Scale: 1 : 2500

N
W E
S

READING CRICKET AND HOCKEY CLUB



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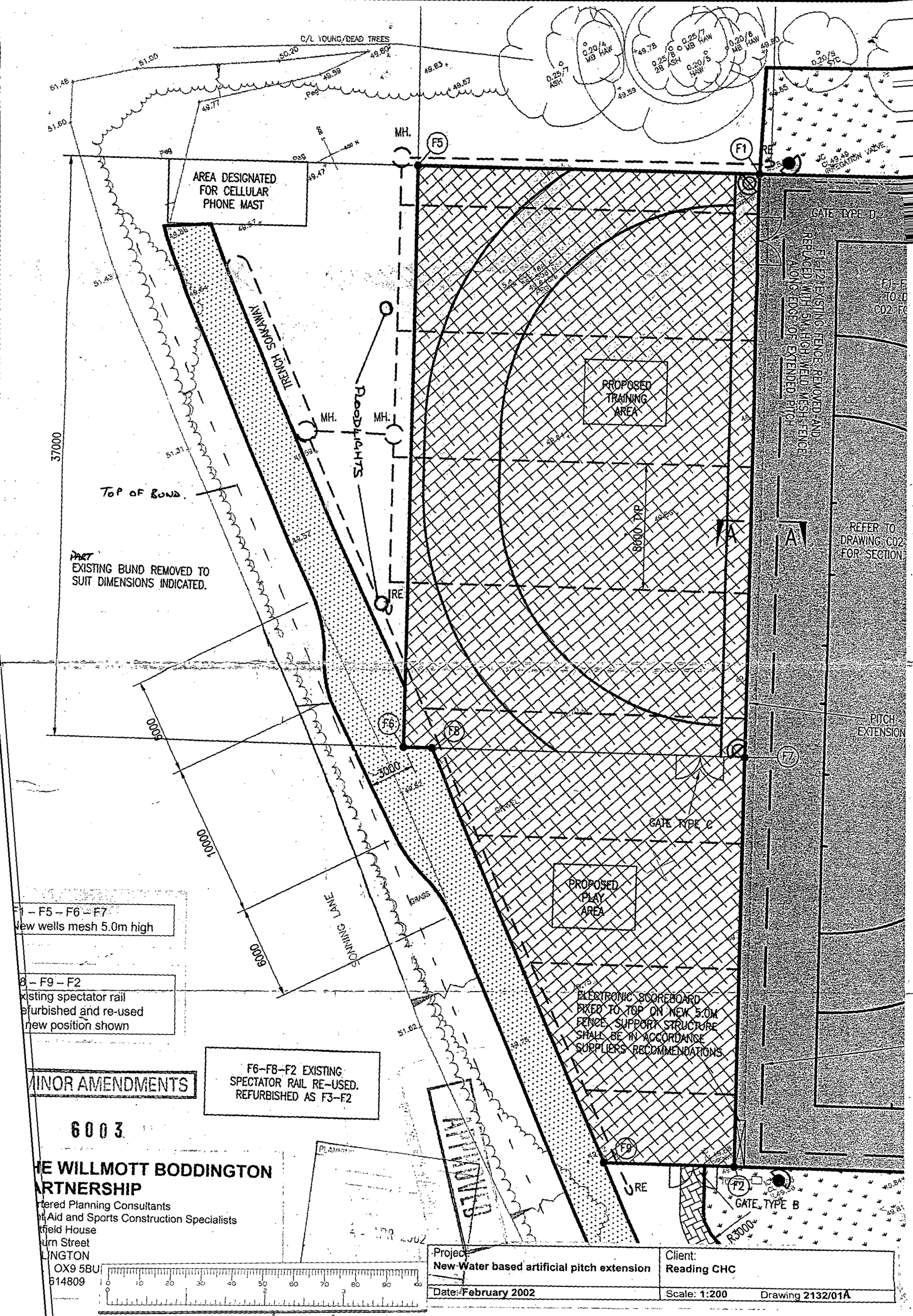
1:2500


C/L YOUNG/DEAD TREES
AREA DESIGNATED FOR CELLULAR PHONE MAST
MH.
F5
F1
RE
GATE TYPE D
F1-F2 EXISTING FENCE REMOVED AND REPLACED WITH 5M HIGH WELD MESH FENCE ALONG EDGE OF EXTENDED PITCH
TRENCH SOAKAWAY
PROPOSED TRAINING AREA
MH.
MH.
37000
TOP OF BUND.
8000 TYP
A
A
REFER TO DRAWING C02 FOR SECTION
PART
EXISTING BUND REMOVED TO SUIT DIMENSIONS INDICATED.
RE
PITCH EXTENSION
F6
F8
F7
6000
3000
GATE TYPE C
10000
PROPOSED PLAY AREA
SONNING LANE
GRASS
6000
F1 – F5 – F6 – F7
New wells mesh 5.0m high
F8 – F9 – F2
Existing spectator rail refurbished and re-used new position shown
ELECTRONIC SCOREBOARD FIXED TO TOP ON NEW 5.0M FENCE. SUPPORT STRUCTURE SHALL BE IN ACCORDANCE SUPPLIERS RECOMMENDATIONS
MINOR AMENDMENTS
F6–F8–F2 EXISTING SPECTATOR RAIL RE-USED. REFURBISHED AS F3–F2
6003
F9
RE
F2
GATE TYPE B
R3000
HE WILLMOTT BODDINGTON
ARTNERSHIP
rtered Planning Consultants
nt Aid and Sports Construction Specialists
tfield House
urn Street
LINGTON
OX9 5BU
614809
Project:
New Water based artificial pitch extension
Client:
Reading CHC
Date: February 2002
Scale: 1:200
Drawing 2132/01A

14.MAR2002* 6003

REV	DESCRIPTION	DWN	CHK

LORNE STEWART
Floodlighting Division
Lorne Stewart PLC
Beehive Lane,
Chelmsford,
Essex, CM2 9TE.
Telephone: 01245 284611
Facsimile: 01245 490459

PROJECT
STANDARD DRAWING
STATIC COLUMN

CLIENT

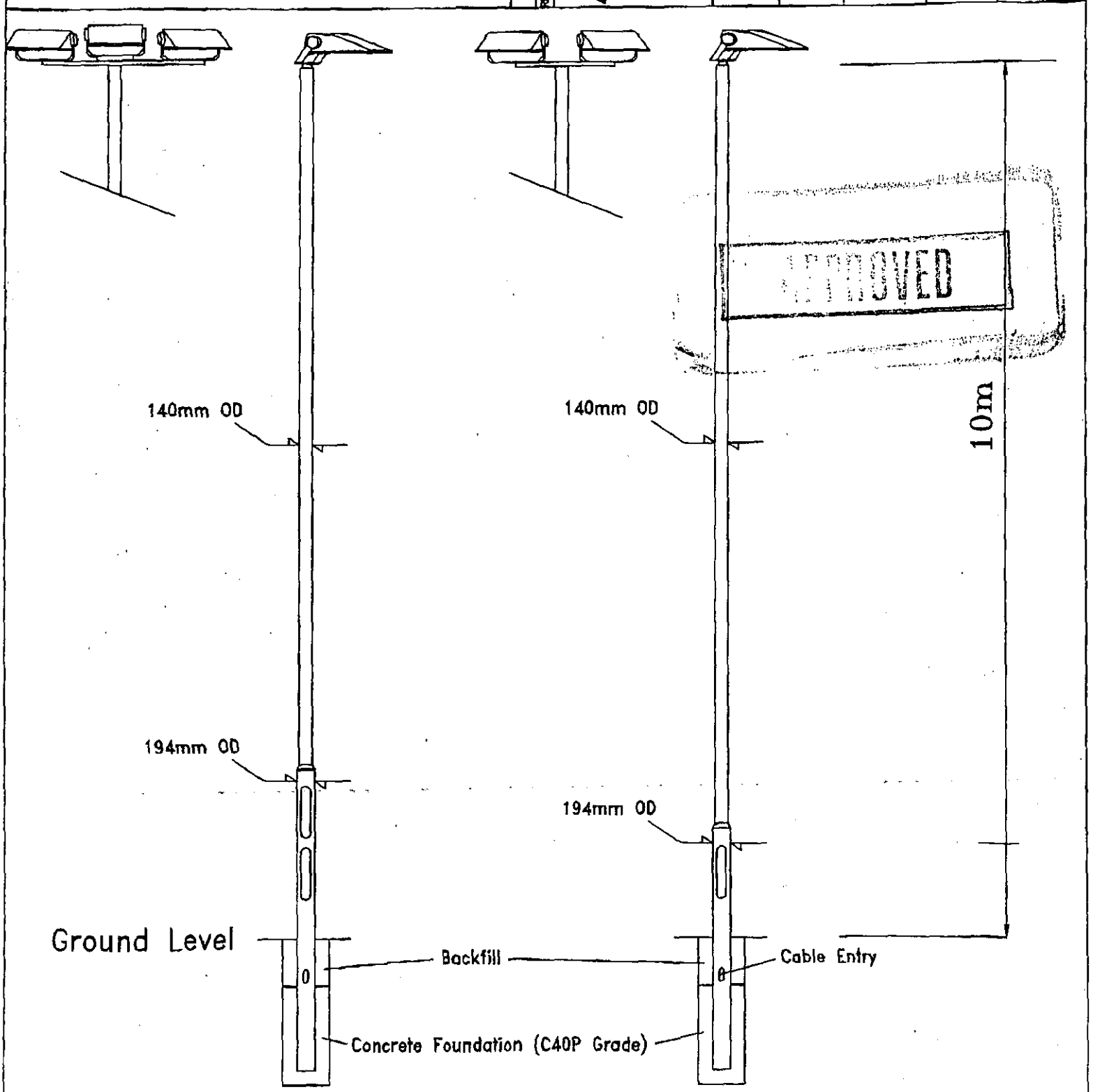
TITLE
10m Root Mounted Column
with Low Glare Floodlights

Scale N.T.S.
Drawn by J.A.G.
Date 20.03.01
Checked by
Date

DRAWING NUMBER
E3102-02

REV

File Server Path



APPROVED

Double Door Column
(3 No. Low Glare Floodlights)

Single Door Column
(2 No. Low Glare Floodlight)