APPLICATION NO:

CON/2000/2408

LOCATION:

Powerleague Group Ltd C/O Planning Perspectives, 25 Bruton Street .

APPLICANT:

S Reading Leisure Centre

PROPOSAL:

Consultation from Reading BC on application for all weather sports centre comprising 12 all weather floodlit pitches, a pavilion/changing facility and associated car parking.

EARLIEST DATE FOR DECISION: **13/10/2000**

APPLICATION WILL HAVE EXPIRED ON: 20/10/2000

CASE OFFICER: **Emy Circuit**

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 16 October 2000
My ref: EXC/CON/2000/2408
Your ref: 00/01139/FUL/JL

Jane Lynch
Reading Borough Council – Planning
Civic Centre
READING
RG1 7TD

DX 40424 Reading (Castle Street)

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 Ms Lynch

CONSULTATION ON APPLICATION 00/01139/FUL/JL, POWER LEAGUE GROUP, SOUTH READING LEISURE CENTRE

Thank you for your consultation on the above application.

Subject to appropriate measures being taken to prevent light pollution, it does not appear that the proposals would be detrimental to the amenities of residents of this district and, on this basis the Authority does not object to the proposals.

Yours sincerely

John Mitchell,
Development Control Manager

WORK SHEET FOR : Emy Circuit

Application Number : CON/2000/2408

Applicant : S Reading Leisure Centre.

Location : Powerleague Group Ltd, C/O Planning Perspectives, 25 Bruton Street, .

Proposal : Consultation from Reading BC on application for all weather sports centre comprising 12 all weather floodlit pitches, a pavilion/changing facility and associated car parking.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/09/2000

Earliest Date for Decision : 13/10/2000

Latest Consultation Date/Site Notice Expiry Date : 13/10/2000

This application will have expired on: 20/10/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2000/2408

Appraisal :

The application site is approximately 440metres from the District boundary. [redacted] providing appropriate measures are taken to prevent light [redacted] pollution it is unlikely that there would be a detrimental impact on residents of the district and some may benefit from provision of the facilities within the urban area.

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number CON/2000/2408
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Powerleague Group Ltd C/O Planning Perspectives 25 Bruton Street .

APPLICATION NUMBER: CON/2000/2408

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: EXC 22 SEP 2000	
Officer:	Application No. CON/2000/2408

Map No. ..... **Site** .....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(CON) Consultation from Reading BC on application for All Weather Sports Centre comprising 12 all weather flood lit pitches, a pavilion/changing facility & associated car parking

Location: S. Reading Leisure Centre, Northumberland Ave.

Parish: Reading Ward: .....

Applicant: Powerleague Group Ltd

Fee Received ✓ 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			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... 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 (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

Exc

22 SEP

Reading
BOROUGH COUNCIL

22 SEP

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

Our Ref: 00/01139/FUL/JL
Your Ref:

Direct: ☎ 0118 939 0437

19th September 2000

Your contact is: Jane Lynch, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 00/01139/FUL/JL

The Council has received an application for Full Planning Approval on property at: South Reading Leisure Centre Northumberland Avenue Reading

O.S Grid Ref: Easting: 472326.400 Northing: 170509.000

Applicant: Powerleague Group Ltd

Proposal: Development of an all-weather sports centre comprising a pavilion, 12 all weather floodlit synthetic grass plating courts, an all-waether training pitch, carparking and a new cart park entrance.

Application Number: 00/01139/FUL/JL

I enclose a copy of the application form and a site plan. Further details can be viewed at the Information Centre on level 4 of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 11th October 2000. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Jane Lynch
for Planning Manager

Reading BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 00 1139

Date received

Date acknowledged:

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying NOTES. Answer all questions in BLACK INK AND BLOCK LETTERS and send FIVE copies of the application to the above address.

1. APPLICANT

Name POWERLEAGUE GROUP LTD.

Address 42 NEWACRES
NEWBURGH

Postcode WN8 7TU Tel. No. REFER TO AGENT

2. AGENT (if form is completed by agent)

Name PLANNING PERSPECTIVES

Address 25 BRUTON STREET
LONDON

Postcode W1X 7DB Tel. No. 020 7493 6008

3. ADDRESS OR LOCATION OF APPLICATION SITE

SOUTH READING LEISURE CENTRE AND RABSON RECREATION GROUND,
NORTHUMBERLAND AVENUE, READING, RG2 8DF

4. AREA OF APPLICATION SITE

Hectares 10.4 OR Acres:

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION

(Please tick)

Location plan (1:1250 scale — edged red) ☑

Site plan (1:500 scale) ☑

Detailed plans (floor plans, sections, elevations, please supply illustrative material) ☑

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

ALL WEATHER SPORTS CENTRE COMPRISING 12 ALL WEATHER FLOODLIT PITCHES,
A PAVILION/CHANGING FACILITIES AND ASSOCIATED CAR PARKING.

READING BOROUGH COUNCIL
ENVIRONMENTAL DIVISION
SEP 2000
RECEIVED IN PLANNING

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

A	Outline (building works only)	A
B	Change of use only	B
C	Change of use with building or other work	C
D	Building, engineering or other operations	D ✓
E	Reserved matters	E
F	Temporary (specify condition if for a 'renewal')	F
G	Non-compliance with a condition (specify reference no.)	G

(Answer Question 8)

(Answer Question 9).

8. OUTLINE APPLICATIONS N/A

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state N/A

A Reference no. and date of outline permission

B Which reserved matters are applied for

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

LEISURE CENTRE AND RECREATIONAL GROUND/PLAYING FIELDS

11. TREES

A Are there any existing trees on site? *YES/~~NO~~

B Are any trees affected by the proposals? If YES, please indicate on plans. *~~YES~~/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls BRICKWORK

B Roofs TILES - TERRACOTTA COLOURED

C Walls, fences etc. PHENOLIC TREATED KICKBOARDS, MESH PANELS AND CORD NETTING

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water TO EXISTING MAIN DRAINAGE

B Foul sewage TO EXISTING FOUL SEWER

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick ONE box)

A There will be **NO** new access to a public road and **NO** alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) NEW VEHICULAR SITE ACCESS LOCATED 87m SOUTH OF EXISTING. PEDESTRIAN ACCESS RETAINED. ☑

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *YES/~~NO~~

If NO, where is access provision deficient?

16. PROPOSED DEVELOPMENT — RESIDENTIAL N/A The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses	–	–	–	–
Bungalows	–	–	–	–
Flats/Maisonettes	–	–	–	–
Bedsits	–	–	–	–
Other	–	–	–	–

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *~~YES~~/NO

If YES, please complete PART 3 of the application form. N/A

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick **ALL** boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☐

AND I enclose a fee of £ 1,520.00 by ~~cash~~/cheque/~~P.O. No.~~ 010248 ☐

Signed M Edwards (Applicant/Agent) Date 6 SEPTEMBER 2000

**Please delete as applicable*

QUESTION 1: GROSS FLOORSPACE

Gross floorspace is the total floor area measured externally and includes toilets, kitchens, corridors etc. The total gross floorspace figure should be divided into the categories specified. All floorspace, existing or proposed, must be accounted for. Ancillary office or storage use should be counted as part of the main use.

QUESTION 6B: PARKING ETC.

This information should be provided in full on the forms and drawn on the plans. It is not sufficient to describe provision 'as existing'.

QUESTION 7: HAZARDOUS SUBSTANCES

If you are proposing to use or store any of the following substances, you should specify their precise character, composition (i.e. mixtures) if appropriate, quantity in tonnes and method of control, containment and/or storage.

- Liquified petroleum gas such as commercial butane or propane
- Phosgene
- Chlorine
- Hydrogen fluoride
- Sulphur trioxide
- Acrylonitrile
- Hydrogen Cyanide
- Carbon disulphide
- Sulphur dioxide
- Bromine
- Ammonia (anhydrous or as solution)
- Hydrogen
- Ethylene oxide
- Propylene oxide
- tert-Butyl peroxyacetate
- tert-Butyl peroxyisobutyrate
- tert-Butyl peroxymaleate
- tert-Butyl peroxy isoprophyl carbonate
- Dibenzyl peroxydicarbonate
- 2, 2-Bis (tert-butylperoxy) butane
- 1, 1-Bis (tert-butylperoxy) cyclohexane
- Di-sec-butyl peroxydicarbonate
- 2, 2-Dihydroperoxypropane
- Di-n-prophyl peroxydicarbonate
- Methyl ethyl ketone peroxide
- Sodium chlorate
- Cellulose nitrate
- Ammonium nitrate and mixtures
- Liquid oxygen

- Gas or any mixture of gases which are flammable in air and is held in the installation as a gas*
- A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture liquid and gas at a pressure of more than 1.4 bar absolute*
- A liquified gas or any mixture of liquified gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less*
- A liquid of any mixture of liquids, not included in the items marked * above which has a flash point of less than 21°C.
- Pipelines: Pipelines containing any of the above substances in the quantities specified.

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE

State the GROSS floorspace (by external measurement) in sq. m. and sq. ft. of ALL buildings to which this application refers.

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office	–	–	–	–
Industrial	–	–	–	–
Retail	–	–	–	–
Storage	–	–	–	–
Residential	–	–	–	–
Other - PAVILION give use		535.6 sqm		
Total		535.6 sqm		

2. ACTIVITIES EXISTING & PROPOSED

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

PLEASE REFER TO DRAWINGS

3. ACCESS FOR THE DISABLED

Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise? YES

If YES, ensure you have complied with Note 15 on the guide notes. YES

READING BOROUGH COUNCIL
PARKING AND ACCESS FOR THE DISABLED PROVIDED
ENVIRONMENTAL SERVICES

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

11 SEP 2000

POWERLEAGUE GROUP LIMITED

B. What is to happen to their current premises?

N/A – NONE IN READING

RECEIVED IN PLANNING

5. EMPLOYEES The development involves *(please specify)*

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New	–	–	–	10 FULL TIME AND 25 PART TIME
Transferred	–	–	–	–
Existing	–	–	–	–

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?

POWERLEAGUE WILL INTRODUCE APPROX 500 VEHICLE MOVEMENTS PER DAY (BASED ON A SURVEY AT A SIMILAR SCHEME)

B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.

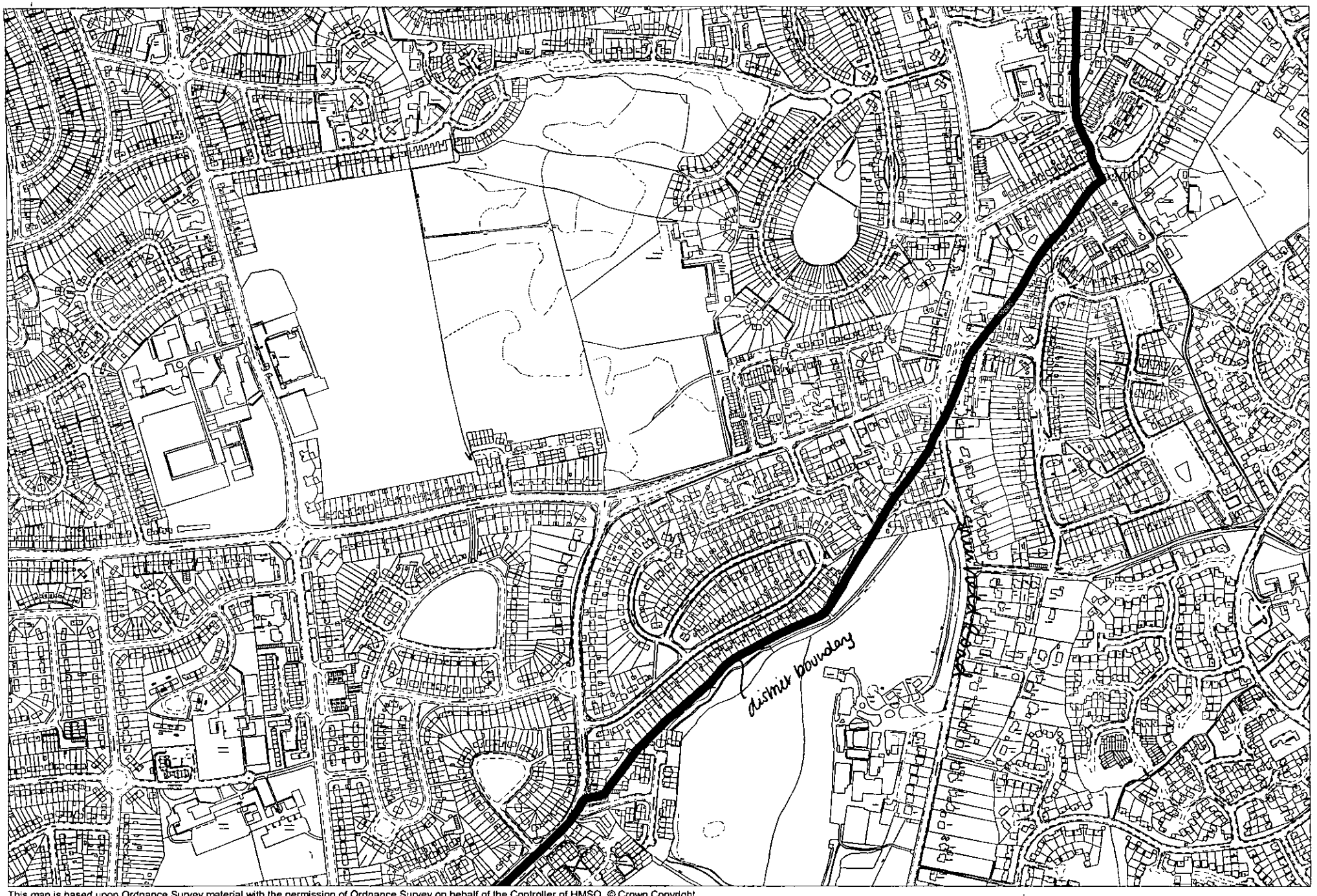
PLEASE REFER TO DRAWINGS

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? NO If YES specify quantities and method of storage

.....

.....



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

9 October 2000

Scale: 1 : 6898

N W E S