

MEMBERS' UPDATE

Planning Committee – 11 April 2018

Site Address: Waingels College, Waingels Road, Woodley RG5 4RF
Application No: 173584, Pages 15-27.

The proposal includes the loss of a small part of a playing field, the relocation of a cricket pitch and football pitch and the removal of two tennis courts/MUGA. An additional consultation response has been received from Sport England, following their own consultations with the English Cricket Board (ECB), The Lawn Tennis Association (LTA) and the Football Association (FA). The comments received raise no objection to the proposal on the basis of a local strategic need for this type of facility and compliance with exception E5 of Sport England's Playing Fields Policy (i.e. that the proposed development would be of sufficient benefit to sport to outweigh the detriment caused by the loss). Sport England have requested a number of additional conditions relating to use of the facility, which are considered to be appropriate, and are detailed below as (revised) Condition 5 and 9-12:

Conditions

5. Construction of Multi Use Games Area (MUGA)

No development shall commence until details of the design and layout of Artificial Grass Pitch, including section through the edge of the construction and pitch markings, have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The Artificial Grass Pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

9. Certification of Artificial Grass Pitch

Use of the development shall not commence until:

- (a) Certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS); and
- (b) Confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Development Plan Policy.

10. Community Use Agreement

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the multi use games area and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

11. Management and Maintenance Scheme

Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This is to include measures to ensure the replacement of the Artificial Grass Pitch within a specified period.

The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the Artificial Grass Pitch.

Reason: To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Development Plan Policy.

12. Cricket Square

The new cricket square shall be provided in accordance with drawing Rea-051-028 Rev A and with the ECB's technical guidance: *performance standards for Non-Turf Cricket TS6*, and made available for use before first use of the development hereby permitted.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use [phasing provision] and to accord with Development Plan Policy.

An update to Condition 6 is also required to clarify that the lighting for the multi use games area (MUGA) sports pitch is only in operation when the pitch is in use. Condition 6 is therefore revised as follows:

6. Hours of use

The multi use games area and floodlighting hereby permitted, shall not be used other than between the hours of 8am and 10pm Monday to Saturday and

between the hours of 10am and 6pm on Sundays. No use is permitted on Bank or Public Holidays. Lighting is to be operated by a secure/lockable, automatic, timer controlled switch **and the lighting is to remain off when there are no bookings for the pitch or when the pitch is not in use.**

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Site Address: 1 Nelson Lane, Hurst RG10 0RR
Application No: 180243, Pages 39-49.

No update.

Pre-emptive site visits

To be updated for Committee.

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
375 Wokingham Road, Earley	Erection of one detached 4 bed dwelling	Allowed	<ul style="list-style-type: none"> - Limited harm to character and appearance of area - Trees can be protected from development
Land adjacent to Merchiston, Blakes Lane	Demolition of existing structures and erection of 2 bed dwelling, part in basement form	Dismissed	<ul style="list-style-type: none"> - Inappropriate development in the Green Belt - Harm to character and appearance of countryside and surrounding area - Harm to ecology and biodiversity
34 Oxford Road, Wokingham	Change of use from tool and plant hire to a mixed use of for tool and plant hire business and motor vehicle	Dismissed	<ul style="list-style-type: none"> - Summary below in enforcement update

	hire, maintenance and repair		
Heathlands Riding Centre, Heathlands Road, Wokingham	Retrospective application for the erection of an essential rural workers dwelling'.	Allowed	<ul style="list-style-type: none"> - Necessary for worker to live at the site - Limited harm to character and appearance of area
128 Reading Road, Wokingham	change of use of ground floor of building from ancillary residential use to the main house to a separate self-contained ground floor flat	Dismissed	<ul style="list-style-type: none"> - Summary below in enforcement update

QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Apr 2018

RFS CASES 1 Jan – 31 Mar 2018

Number on hand 1 Jan 219
Number received 152
Number closed 116
% closed in 8 weeks 50%
Number on hand 31 Mar 255

Reasons for closure	Number	%
Other	8	7%
No breach of planning control	78	67%
Not expedient to pursue	2	2%
Voluntary compliance	11	9%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	15	13%
Notices served	2	2%

SUMMARY OF NOTICES/PROSECUTION for period 1 Jan – 31 Mar 2018

Notice Type	Number Served
Enforcement Notices	1 Unauthorised mobile home at Davlins Farm Worleys Lane
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	1 Breach of drainage and landscape conditions at Our Lady's Prep School
Section 215 Notices	0
Prosecutions	0
Direct Action	0
Injunctions/Orders	0

APPEALS AGAINST ENFORCEMENT NOTICES 1 Jan – 31 Mar 2018

Number of enforcement appeals lodged: **Total 0 (Pinecopse but appeal not yet started)**

Number of enforcement notice appeals determined: **Total 2**

Number of enforcement appeals withdrawn: Total 0

Enforcement appeals public inquiries pending: 2 128 Reading Road, 34 Oxford Road

SUMMARY OF ENFORCEMENT APPEAL DECISIONS

Reference: RFS/063372

Address: 128 Reading Road

Breach of planning control: Unauthorised use of part of ground floor of outbuilding as a self contained dwelling house

Appeal outcome: Appeal dismissed and notice upheld.

Inspector's findings: The Inspector agreed with the Council that the gross internal floor area of 38.5 sq m failed to provide adequate amenity space for the occupier and failed to comply with policy.

Reference: RFS/083011

Address: 34 Oxford Road

Breach of planning control: Unauthorised change of use to a mixed use including tool and plant hire and vehicle hire, maintenance and repair.

Appeal outcome: Appeal dismissed and notice upheld.

Inspector's findings: The Inspector agreed with the Council that a breach of planning control had occurred and that three months was sufficient time to remedy the breach.

Report Author: Marcia Head