

Agenda Item 27.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
161250	10/13	Shinfield	Shinfield South	Major

Applicant Wokingham Borough Council
Location Sports Centre Hyde End Lane Ryeish Green **Postcode** RG7 1ER
Proposal Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.
Type Full Application
PS Category Major
Officer Chris Howard

FOR CONSIDERATION BY Planning Committee on 20/07/16

REPORT PREPARED BY Delivery Programme Director

SUMMARY

The application site is located at Ryeish to the south west of Hyde End Lane. The site comprises a disused sports building, associated parking and existing football pitches. The site is located within the South of the M4 Strategic Location and contributions have been sought to improve facilities from developers within the SDL for sports uses.

The application is for a new artificial grass pitch (AGP) to serve as a football field (full size) together with floodlighting (6 columns), a storage (shipping) container and perimeter fencing (4.5m high). The application also proposes to improve parking capacity for the site to 80 spaces which will ultimately be used when the sports centre is re-opened.

PLANNING STATUS

- South of M4 Strategic Development Location (Core Strategy Policy CP19)
- Shinfield CP
- Borough boundary
- Nuclear Installation Consultation Zone
- Burghfield Zone C: 5km
- Nuclear Installation Consultation Zone Burghfield Zone B: 3km
- Modest Development Location
- Countryside
- Thames Basin Heaths Special Protection Area 5km – 7km Zone (*Officer Note: this is not an issue in this case as the proposal does not involve residential development*).
- Affordable Housing Thresholds Public Open Space

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
2. This permission is in respect of the submitted application plans and drawings received by the local planning authority on 06/05/16. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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 fencing, floodlighting and container shall be delivered in accordance with the details submitted within the application documents unless otherwise agreed in writing with the local planning authority. Development shall be carried out in accordance with the so-approved details.
Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3
4. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.
Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).
Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.
Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)
5. Prior to the commencement of development, details and the location of the Sheffield Stands for bicycles shall first be submitted for approval by the local planning authority. The stands shall be provided in accordance with the approved details prior to the use of the Artificial Grass Pitch unless otherwise agreed in writing by the local planning authority
Reason: To encourage sustainable travel. Relevant policy Core Strategy policy CP6
6. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Any subsequent investigation/remedial/protective works

deemed necessary by the LPA shall be carried out to agreed timescales and approved in writing by the local planning authority. If no contamination is encountered during the development correspondence confirming this fact shall be submitted to the LPA upon completion of the development

Reason: To ensure that any contamination on the site is remediated to protect the existing/proposed occupants of the application site and adjacent land

7. The floodlights hereby permitted shall not operate other than between the hours of 08:00 to 22:00.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policies CP1, CP3 and CP6

PLANNING HISTORY

33947- ERECTION OF SPORTS AND COMMUNITY CENTRE – Approved

SUMMARY INFORMATION

Site Area	2.27ha
Previous land use(s)	Sport, recreation and parking
Proposed floorspace of each use(s)	106m x 70m Artificial Grass Pitch (AGP),
Existing parking spaces	The parking area is currently fenced off
Proposed parking spaces	80 – initially the use of the Artificial Grass Pitch will be served by the dual use of 16 spaces (including 2 disabled)

CONSULTATION RESPONSES

WBC Landscape and Trees	No objection recommends condition 4
WBC Environmental Health	No objection recommends condition 6
WBC Biodiversity Officer	No objection subject to the lighting strategy being implemented
WBC Highways Officer	No objection recommends condition 5
WBC Parks, Open Space and Green Issues	No Comment
WBC Property Services	No Comment
WBC Sports Development (Places and Neighbourhoods)	No Comment
WBC Drainage	No objection
Sports England	No objection recommends a condition in respect to the community use of the site. <i>Officer note, the AGP will remain in the management of Wokingham Borough Council. As such a management plan is not considered necessary</i>
Shinfield Parish Council	Shinfield Parish Council is concerned that the parking identified for the artificial pitch has an alternative use until at least July 2018, as a site for temporary

classrooms for the new Shinfield West School (planning application submitted and currently pending). The parish council requests that further consideration is given for alternative parking options which will not be to the significant detriment of residents along Hyde End Lane.
– *Officer Note: see report below paragraphs 3-4*

REPRESENTATIONS

Local Residents:

1 letter of comment in respect to:

Access – *Officer note see report below paragraphs 11-13*

Impact of flood lights on adjacent development – *Officer note see report below paragraph 9 and condition 7 controls lighting hours*

PLANNING POLICY

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development

CP2 - Inclusive Communities

CP3 - General Development Principles

CP4 - Infrastructure Requirements

CP6 - Managing Travel Demand

CP7 - Biodiversity

CP8 - Thames Basin Heaths Special Protection Area

CP9 - Scale and Location of Development Proposals

CP10 - Improvements to the Strategic Transport Network

CP11 - Proposals outside Development Limits (including countryside)

CP19- South of the M4 Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Document (Local Plan) (adopted February 2014)

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 - Green Infrastructure, Trees and Landscaping

CC04 - Sustainable Design and Construction

CC05 - Renewable energy and decentralised energy networks

CC06 - Noise

CC07 - Parking

CC09 - Development and Flood Risk (from all sources)

CC10 - Sustainable Drainage

TB21 - Landscape Character

TB23 - Biodiversity and Development

SAL05 - Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas

Emerging Shinfield Parish Neighbourhood Development Plan:

The Draft Shinfield Neighbourhood Plan was submitted to the Borough Council in January 2016. It was considered by Executive on 31 March 2016, publicised for a 6 week statutory consultation and it is currently being examined by an independent examiner. It is expected that a referendum will take place later this year.

Paragraph: 007 Reference ID: 41-007-20140306 of the NPPG states:

'Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. An emerging neighbourhood plan may be a material consideration. Paragraph 216 of the National Planning Policy Framework sets out the weight that may be given to relevant policies in emerging plans in decision taking. Factors to consider include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. Whilst a referendum ensures that the community has the final say on whether the neighbourhood plan comes into force, decision makers should respect evidence of local support prior to the referendum when seeking to apply weight to an emerging neighbourhood plan. The consultation statement submitted with the draft neighbourhood plan should reveal the quality and effectiveness of the consultation that has informed the plan proposals. And all representations on the proposals should have been submitted to the local planning authority by the close of the local planning authority's publicity period. It is for the decision maker in each case to determine what is a material consideration and what weight to give to it.'

Considering that the Neighbourhood Plan is in the process of examination and it has not yet gone through a referendum, it is considered that the Plan carries very limited weight at present.

Supplementary Planning Documents

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

The Council's parking standards as set out within appendix 2 of the Managing Development Delivery Local Plan and referred to in para 4.38 of the Core Strategy

PLANNING ISSUES

Principle of Development

1. The application site is located at Ryeish on the existing sports facility immediately within the South of the M4 Strategic Development Location. Core Strategy policy CP11 (Proposals outside Development Limits) establishes the principle for outdoor sport or countryside recreation providing the scale, form, design and character are appropriate to the location. The site is already in recreational use and therefore the principle of the development is considered acceptable in this case.

Site Description / Site Background

2. The application site is located to the south west of Hyde End Lane and is currently used for sport and recreational use. There are existing buildings on the site which used to serve as a gym/tennis facilities although these are currently

disused. There are aspirations for these to be brought back into use and upgrade these and this is currently subject to a feasibility study to establish the extent of the facilities that could be supported by the community. The parking improvements would facilitate the delivery of the sports centre.

3. It should be noted that a concurrent application from Children's Services for a temporary primary school is currently under consideration by the Council (ref 161091). This would utilise the existing car park (which has not been in use since the closure of the leisure centre) and site modular buildings for 2 years after which it is expected that one of the two schools identified in the SDL and benefiting from outline planning consent would be opened. The planning department has worked closely with Childrens Services to ensure that the layout of the school has parking facilities that can be dual use and does not compromise the development on their site. These will be segregated from the school complex and serve the needs of the demand generated by the AGP. Since demand for the pitch is likely to be in the evenings and on weekends, it is considered that this arrangement would be acceptable as demand for the AGP will be outside of primary school hours.
4. Once the temporary school is relocated, the intention is to implement the permission for the larger parking area proposed by this application and undertake works to bring the leisure building back into use. The level of parking for the new car park has been designed to accommodate the needs of the future reuse of the leisure facilities.

Impact on the Character of the Area:

5. The application is for a new artificial grass pitch (AGP) to serve as a football field (full size) together with floodlighting (6 columns 15m high), a storage (shipping) container and perimeter fencing (4.5m high). The application also proposes to improve parking capacity for the site to 80.
6. In terms of the AGP and associated infrastructure, it is proposed to site the facilities on existing recreation pitches set away from residential development. Although the proposal would increase the built form within the countryside, policy CP11 establishes that the intended use is an acceptable form of development. Given that the recreational use is established and that the site is not in a sensitive landscape area, introducing the new pitch would not cause a significant harm to the site. In addition, the fencing would be open so would retain a sense of openness and the colour of this and the container is green which would help these to blend in with the countryside.
7. In terms of the car parking, while this would increase the level of hardstanding, it is to be located on an area of previously developed land. The parking incorporates landscaping which would soften the impact of the car park and this can be secured by condition 4.

Impact on Residential Amenity:

8. The AGP is located on the existing Ryeish sports pitches. The nearest residential development is located at the front of the site at Hyde End Lane which is around 160m from the AGP. Other houses are located on the east side of Hyde End Lane around 200m from the AGP. The main potential impacts arising

from the application is the lighting and noise associated with the use of the pitch and vehicle movements from the site. The remote location of the application site means that there would be no harm in terms of visual amenity, overlooking, overbearing or loss of light

9. With regards to the floodlighting, the applicant has provided a lighting scheme which shows the level of lighting (lux levels) generated by the proposed lights. The lights have been designed to aim the light downwards towards the AGP to limit the level of overspill. The light contour plans show that the light overspill from the development decreases rapidly from the floodlights to a level of 5 lux within 25-30m of the boundary of the AGP. No significant impacts will occur to any residential dwellings.
10. With regards to noise, the existing pitches have an established use. Whilst the floodlighting and AGP could potentially increase the level of use of the site, the remote location of the site compared to existing residential development would limit the level of noise that would travel to houses. It is however considered reasonable to impose a condition for the lights to be turned off at 10pm to ensure that outdoor activities are controlled to a reasonable hour.

Access and Movement:

11. The existing leisure centre is accessed from Hyde End Lane. As previously discussed the site had a former use as a leisure centre. The proposal seeks to use the existing access arrangements and no changes to this are proposed.
12. In terms of parking, as outlined above, initially the AGP would be served by the dual use of the parking proposed for the school. This proposes 18 spaces including 2x disabled spaces that would serve the AGP outside the hours of the school. Once the school is relocated, the parking plan proposed by this application would be implemented. This would be satisfactory for the needs of the AGP and future re use of the leisure centre.
13. In terms of the wider highway network, although the use of the site will attract more trips, the highways officer is satisfied that there is sufficient capacity in the area.

Trees and Landscape Issues:

14. A small number of trees would be removed to facilitate delivery of the new car park. These are small trees and are not considered to be significant by the landscape officer. The proposal would also provide additional planting in the parking area. Subject to condition 4, the landscape officer is satisfied that there would be no significant impacts on landscape or trees by either the car park improvements or the AGP

Biodiversity Issues:

15. The proposal includes the use of floodlighting within an area of open space however the lux level plan shows the light spillage reduces quickly from the AGP. As such impacts to ecology will be limited and the lights will be turned off by 22:00hrs. As such there are no significant impacts to ecology within the local area.

CONCLUSION

The proposal will provide enhanced facilities at Ryeish which will benefit the residents of Wokingham and help accommodate demand generated by the new housing being delivered in the South of M4 SDL. There are no significant impacts in respect to character to neighbouring resident's amenities or to local ecology. For these reasons the proposal is considered acceptable.

CONTACT DETAILS

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