

Agenda Item 10.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171143	8/13	Shinfield	Shinfield South	Major Development

Applicant Mr Andy Glencross

Location Ryeish Green Sports Centre, Hyde End Lane, Spencers Wood **Postcode** RG7 1ER

Proposal Full application for the proposed construction of a new sports changing facilities and fitness suite following demolition of the existing building on site.

Type Full application

PS Category Major

Officer Christopher Kempster

FOR CONSIDERATION BY Planning Committee on: 14/06/2017

REPORT PREPARED BY Delivery Programme Director

SUMMARY

The scope of the development at Ryeish Green, and the subject of this planning application, is the refurbishment of the existing four court sports hall; the demolition of the adjoining single storey changing block and nearby former music block; construction of a new changing pavilion with reception, multi-use 100 sqm club room and 215 sqm fitness suite (gym) with 45 stations; along with associated access and car parking improvements.

The purpose of this development is to re-establish Ryeish Green as a venue for sport and recreation through the renovation of the old sports hall. The new build elements of the proposal aim to provide facilities that support the recently completed floodlit artificial grass pitch (AGP) development (permitted under planning reference: 161250) and improved natural turf pitches as well as serving the needs of the sports hall.

The site of the proposed development is located at Ryeish to the south west of Hyde End Lane and is within the South of the M4 Strategic Location (SDL). The site is located on the currently boarded-up sports hall; changing facilities, and music block which were originally used by the former Ryeish Green School. The newly opened Oakbank School does not currently use these facilities, but will become a user of the new facilities; including the natural grass playing pitches to the west of the development site.

The floodlit AGP that has been delivered on site will allow weekday training in the evenings and during inclement weather, along with weekend match-play. In addition, the newly improved grass playing pitches will be able to sustain greater use, and therefore the provision of quality support and changing facilities is required. These facilities will serve the needs of the growing local community within the south of the M4 SDL and wider area. This will also act as a facility for schools, where quality indoor and outdoor facilities for coaching, training and competitive sport, as well as casual active recreation, are in significant demand. The refurbished sports hall and new changing facilities, a large club room, a reception and a separate fitness suite will meet and

exceed Sport England and FA design guidance. The facilities will help deliver a sports hub within the south of the M4 SDL, with facilities focussed in one area which is the aim of the council and helps to ensure that the facilities are viable and easy to maintain. The design of the building is considered to represent high quality development and the delivery of the facilities will provide significant benefits to the local community.

The extension to the sports hall is predominantly single storey with a small first floor outcrop directly adjacent to the existing building to serve as a plant room. The design approach would link in well with the existing building, with a maximum height of 6 metres, and a modern design form has been used to provide a degree of distinctiveness from the existing hall and new sports complex. The design style is considered to be of high quality and is appropriate for the intended use of the building.

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:

Time Limit

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).*

Approved Plans

2. This permission is in respect of the submitted application plans and drawings received by the local planning authority on 13/04/2017. 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.*

Contamination

3. 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

4. *External materials to be agreed*

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than 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.

5. *Hours of operation – Community use*

The community use hereby permitted shall not operate other than between the hours of 08:00 – 23:00 Mondays to Saturday 09:00 – 22:00 on Sundays and National Holidays.

Landscape:

6. *Landscaping details (large scale)*

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB2 (and TB06 for garden development).

7. *Retention of existing trees/ shrubs/ hedges*

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely

damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. *Protection of existing trees etc (small sites)*

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21

9. *Site Levels - Ground and building levels*

No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Highways:

10. Cycle Parking (to be Approved)

Prior to the operation of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v. wheel washing facilities,
- vi. measures to control the emission of dust and dirt during construction,
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

12. Hours of Construction

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Planning History - Site

161250	Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements. Conditional Approval (09/08/2016).
161091	Full application for the proposed installation of two modular classrooms and associated play areas on existing car park, to

	include canopy and access ramps. Formation of new car park access. Refurbishment of 6th form building to provide staff accommodation. Conditional Approval (09/08/2016).
F/2009/0770	Proposed erection of 2m high round and notched steel powder coated palisade fencing and gates to front of school site (facing on to Hyde End Lane). Approve (08/06/2009).
F/1996/64700	Proposed single storey extension to school. Conditional Approval (21/01/1997).
42416	Change of use from residential cottage to study rooms. Conditional Approval (12/05/1994).
42417	Single storey extension to resources centre. Conditional Approval (12/05/1994).
33947	Erection of sports and community centre. Conditional Approval (03/03/1990).
16014	Construction of ten class rooms sixth form teaching block and library unit. Conditional Approval (10/09/1981).
11004	Change of use of building to house mini-bus. Conditional Approval (05/07/1979).

Planning History - South of M4 SDL

F/2005/4827	Proposed construction of an Eastern relief road for Shinfield including a new bridge over the M4 motorway and under Cutbush Lane. Appeal withdrawn (31/10/2006).
O/2007/2268	Outline application for the proposed residential development (C3 Use) at a minimum of 30 dph plus creation of new vehicular accesses footpath links cycle ways and public open space. Approved (25/02/2008).
O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings. – Approved (27/10/2010).
F/2010/1428	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycle-ways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Appeal Approved (08/11/2012).
F/2010/1434	Application for change of use of land from agricultural to Suitable Alternative Natural Greenspace (SANG) (Sui Generis use) and associated development to include pedestrian and vehicular

	access to car park, footpaths and landscaping. – Appeal Approved (08/11/2012).
O/2010/1432	Outline application for a residential development of up to 1 200 dwellings a further 150 units of specialist housing (including sheltered housing) for elderly persons a local centre to include a food store (2 500 sqm) and other retail and office uses a community building proposed extension of existing primary schools erection of a new primary school public open space sports pavilion suitable alternative natural greenspace (SANG) and access and landscaping. – Appeal Approved (08/11/2012).
F/2013/0347	Full planning permission for the erection of 276 dwellings with associated access landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road). - Approved (24/12/2013).
O/2013/0565	Outline application for the erection of 100 dwellings with associated landscaping and open space means of access to be considered. – Approved (10/04/2014).
O/2013/0101	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure. – Approved (22/07/2014).
VAR/2014/0624	Application to remove condition 48 of planning consent O/2010/1432 (the development shall be implemented in accordance with the approved Residential Travel Plan) – <i>Officer note: this has been removed, however a deed of variation has been agreed to the S106 agreement to secure contributions towards the councils own travel plan – My Journey.</i> Approved (22/10/2014).
F/2014/2323	Full permission erection of 9 dwellings north of Croft Road – Approved (23/03/2015).
NMT/2014/1837	Application for a non-material amendment to planning consent O/2010/1432 to allow for changes to condition 15 relating to Affordable Housing Provision – <i>Officer note: this application secured 16.6% on site affordable housing provision and a commuted sum for off-site affordable housing which has been secured through a deed of variation to the legal agreement.</i> Approved (23/10/2014).
RM/2015/1375	Reserved Matters application pursuant to Outline Planning consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages parking spaces open space and landscape treatment of Phase 1a Shinfield West (access within site appearance landscaping layout and scale).

RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered.
160183	Application for Reserved Matters submission in respect of the primary infrastructure phase, including access roads, suds ponds, foul and surface water drainage and associated landscaping. Approved (15/04/2016).
161189	Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered). Approved (21/07/2016).

SUMMARY INFORMATION

- Site Area: 1.19 hectares
- Previous land use(s): Sport, recreation and parking
- Existing gross internal floorspace: D2 Assembly and leisure = 1,322 m²
- Gross internal floorspace to be lost by demolition : D2 Assembly and leisure = 664 m²
- Total proposed gross internal floorspace: D2 Assembly and leisure = 917m²
- Net additional gross internal floorspace following development: D2 Assembly and leisure = 253 m²
- Existing parking spaces: 49 cars, 0 cycles, 2 disability, 0 motorcycles, 0 minibus
- Proposed parking spaces: 127 cars, 12 cycles, 4 disability, 5 motorcycles, 4 minibus

CONSULTATION RESPONSES

WBC Archaeological officer	No comment
WBC Environmental Health	No comment
Royal Berkshire Fire and Rescue	Provide suitable private fire hydrants or other suitable emergency water supplies to meet Royal Berkshire Fire & Rescue Service requirements. Gates required for emergency access should provide a minimum 3.1m clear opening. Consider fitting sprinklers for economic sense and to protect the school and local community.
Thames Water	No comment
Southern Gas	No comment

Networks	
WBC Planning Policy	No comment
WBC Waste services	No comment
WBC School services	No comment
WBC Property services	No comment
WBC Children's play/ landscape services	No comment
WBC Building Control	No comment
WBC Asset Management	No comment
WBC Community Infrastructure Team	No comment
WBC Highways	Recommend approval with conditions 10 and 11
WBC Drainage	No objection
WBC Landscape and trees	No objection, please see conditions 6 - 9
WBC Ecology	No objection.
Shinfield Parish Council	Shinfield Parish Council welcomes the introduction of new leisure facilities within the parish, provided that the works do not add to surface water drainage issues within the area.
Berks Bucks and Oxford Wildlife Trust	No comment
WBC Conservation Officer	Recommend approval with no conditions. The development will have no material impact on any heritage assets, the nearest designated asset of which is some distance to the south (Nullis Barn, grade 2).
Environment Agency	No comment
WBC Affordable Housing	No comment
WBC Public Rights of Way	Recommend approval with no conditions
WBC Flood Risk Officer	No comment
Sport England	No comment

REPRESENTATIONS

Local Residents

- 1 letter of support from Shinfield Rangers FC in respect that the new facilities will allow the club to expand and be able to provide courses and tournaments.

- 1 letter of support from Spencers Wood Football Club as the proposal would allow the club to expand its membership and provide high quality modern facilities to its members.

PLANNING POLICY

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

National Planning Policy Guidance 2014

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

CP5 - Housing Mix, Density and Affordability

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)

CP17 - Housing delivery

CP19 – South of the M4 Strategic Development Location

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

Managing Development Delivery Local Plan (MDD LP) policies

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

CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

CC09 Development and Flood Risk (from all sources)

CC10 Sustainable Drainage

Residential Uses

TB05 Housing Mix

TB07: Internal Space Standards

TB09 Residential accommodation for vulnerable groups

Landscape and Nature Conservation

TB21: Landscape Character
TB23: Biodiversity and Development

SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Shinfield Parish Neighbourhood Development Plan:

Policy 1 Location of Development
Policy 2 General Design Principles
Policy 3: Sustainable Development
Policy 4: Accessibility and Highway Safety
Policy 5: Parking
Policy 6 Trees, Hedgerows and Woodlands
Policy 7: Biodiversity
Policy 8: Flooding
Policy 9: Community Assets
Policy 10: Community and Sports Facilities
Policy 12 Broadband Provision

Supplementary Planning Documents

Wokingham Borough Design Supplementary Planning Document (18 February 2010)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

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

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Character Statement

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 and infrastructure delivery:

1. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the South of the M4 Strategic Development Location (SDL).
2. Wokingham Borough Core Strategy Policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which South of the M4 SDL is one of these. It

is anticipated that a phased development incorporating approximately 2,500 dwellings and associated infrastructure will be delivered on 77 hectares of land within the South of the M4 SDL (Appendix A7.14).

3. Core Strategy Policy CP19 is amplified by Appendix 7 of the Core Strategy, the South of the M4 Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which addresses the associated infrastructure impacts across the whole Borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community. The delivery of the sports facilities will help to achieve this vision.
4. The application site is located at Ryeish Green 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. Policy 1 of the Shinfield Parish Plan seeks to ensure that new development is located within the identified development limits unless the benefits outweigh its adverse impacts. In this case, the site is already in recreational use and has existing buildings on it, some of which would be demolished and would therefore reduce the spread of development on the site. The delivery of the facilities would provide significant benefits to the local community with enhanced sports facilities. On this basis the principle of the development is considered acceptable in this case.

Site Description / Site Background:

5. The scope of the development at Ryeish Green, and the subject of this planning application, is the refurbishment of the existing four court sports hall; the demolition of the adjoining single storey changing block and nearby former music block; the construction of a new changing pavilion with reception, club room and fitness suite; along with associated access and car parking improvements.
6. The purpose of this development is to re-establish Ryeish Green as a hub for sport and recreation through the renovation of the old sports hall. The new build elements of the proposal aim to provide facilities that support the recently completed fenced and floodlit artificial grass pitch (AGP) development (Ref: 161250) and improved natural turf pitches as well as serving the needs of the sports hall and new 215 sqm fitness suite with 45 stations.
7. The first floor element of the extension, which will accommodate the plant room, would have a maximum height of 6 metres. The single storey element of the extension would have a maximum height of 5.3 metres. The existing changing facilities extend 25 metres from the existing sports hall and have a maximum height of 5.6 metres, and the proposed extension to the existing sports hall would extend 33 metres from the side elevation of the sports hall.
8. The site of the proposed development is located at Ryeish to the south west of Hyde End Lane and is within the South of the M4 Strategic Location. The site is located on the currently boarded-up sports hall, changing facilities and music block which was originally used by the former Ryeish Green School. The newly opened

Oakbank School does not currently use these facilities, but will become a user of the new facilities; including the natural grass playing pitches to the west of the development site. The site will also be open to the public.

Impact on the Character of the Area:

9. Core Strategy Policies CP1 Sustainable Development and CP3 General Principles for Development require high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 Green Infrastructure, Trees and Landscaping and TB21 Landscape Character and South of the M4 SPD. These policies require development proposals to protect and enhance the Borough's green infrastructure by retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme; within the context of the Council's Landscape Character Assessment.
10. Core Strategy Policy CP19 sets out the concept rational for the design parameters for the South of the M4 SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

“Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.”
11. Policy 1 of Shinfield Parish Plan sets out the development limits. These follow those identified in the South of the M4 SPD. Whilst it is acknowledged that the development is outside of these limits, the merits of the scheme are discussed in paragraph 16 below.
12. Policy 2 sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with trees, hedgerows and woodland within new developments and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.
13. Further design guidance is provided by the South of the M4 SPD in section 4. Design principle 3 is concerned with character and states that there should be diversity and distinction in the SDL which should be enhanced through the application of character typologies.
14. The refurbishment of the existing sports hall, demolition of the adjoining single storey changing block and nearby former music block, construction of the new changing pavilion and associated access and car parking improvements, would be located wholly within the curtilage of the former sports centre site. The proposal site is bordered to the west by the new fenced AGP development beyond, Oakbank School to the north, the road access and car parking to the east and south, and a wooded stream to the south.
15. The proposed facility remains compact and attempts to occupy as limited footprint as possible leaving space around the building for maintenance access and emergency vehicles. The scale of the proposal is determined by Football

Association and Football Foundation guidelines for changing provision, and Sport England design criteria. The extension to the sports hall is predominantly single storey with a small first floor outcrop directly adjacent to the existing building to serve as a plant room. The design approach would link in well with the existing building, with a maximum height of 6 metres, and a modern design form has been used to provide a degree of distinctiveness from the existing hall and new sports complex. The design style is considered to be of high quality and is appropriate for the intended use of the building.

16. The proposed refurbishment and development is sited on an existing leisure centre and 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. In addition, the demolition of the existing sixth form college would help to reduce the spread of development on the site. Given that the recreational use is established and that the site is not in a sensitive landscape area, the proposed development would not cause a significant harm to the site. Furthermore, any harm arising from the visual impact of the building would be outweighed by the public benefits of the delivery of the facilities for the local community and the proposal is considered in accordance with the principles of Policy CP11 and Policy 1 of the Shinfield Parish Plan.
17. 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.

Trees and Landscape Issues:

18. A small number of trees would be removed to facilitate the delivery of the additional parking spaces at the north of the site, and the access road and 12 bicycle spaces next to the existing sports hall. Following consultation with Wokingham Borough Council's Trees and Landscape Officer and the agent, the proposed site plan has been amended to include the T58 category A Oak tree and root protection area, as seen on the revised Tree Protection Plan (873-02.1 A) attached to the Arboricultural Impact Assessment (AIA). To accommodate this the two nearest parking spaces to the tree have been removed and minor alterations have been made to the location of the access road to the southern car park by repositioning it slightly further from the trunk of the tree and reducing the size of the planting bed at the end of the parking block in the middle carpark and the planting bed on the corner opposite the tree. Following these changes, the additional landscaping added to offset the losses within the car park, and subject to conditions 6 – 9, the Trees and Landscape Officer is satisfied that there would be no significant impacts on landscape or trees by the development.

Impact on Residential Amenity:

19. Core Strategy Policy CP3 requires that new development should be of a high quality of design which does not cause detriment to the amenities of adjoining land users. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
20. The proposed development is located on the existing Ryeish Green Sports Hall and changing rooms. The nearest residential development is located at the front of the site at Hyde End Lane which is around 160 metres from the proposal. Other houses

are located on the east side of Hyde End Lane around 200 metres from the proposal. The main potential impacts arising from the application is the lighting and noise associated with the use of the sports centre 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. In addition, Hyde End Lane, and the access to the site, is considered appropriate to accommodate the use of the site.

21. With regards to noise and lighting, the existing sports centre and changing facility have an established use and the lighting would be located in the car park and on the building which would be sited well away from any residential dwellings. Whilst the proposed development and increase in parking provision could potentially increase the level of use at the site, the remote location of the site compared to the existing residential development would limit the level of noise that would travel to the houses. As such it is considered that there are no significant impacts to the amenities of local residents.

Access and Movement:

22. Core Strategy Policy CP6 seeks to manage travel demand. Policy 4 of the Shinfield Parish Neighbourhood Plan requires development to provide good accessibility by car, cycle and foot whilst ensuring highway safety. Encouragement of the use of public transport is also promoted. Policy 5 of the Shinfield Parish Neighbourhood Plan sets out parking standards. These should be in line with WBC standards and well set out with good surveillance to parking courts.
23. The existing Ryeish Green Leisure Centre is accessed from Hyde End Lane. The proposal seeks to use the existing access arrangements and no changes to this are proposed. As the site has a former use, this arrangement is acceptable.
24. In terms of parking spaces, there are currently 49 cars, 0 cycles, 2 disability, 0 motorcycles, and 0 minibus spaces provided for the existing sports centre. Due to the proposed increased usage of the new sports centre, there would be an increase in parking spaces: 125 cars, 12 cycles, 4 disability, 5 motorcycles, 4 minibus spaces. This would be satisfactory for the needs of the proposal and also the recently constructed AGP adjacent to site.
25. The proposal currently has pedestrian links to the site from Hyde End Lane. The provision of footpaths and cycle links will also be enhanced by the delivery of the housing growth in the wider area and has been secured through the Spencers Wood and Three Mile Cross Walk and Cycle Strategy. These will provide attractive alternative routes for future users.
26. In terms of the wider highway network, although the use of the site will increase vehicular activity, the highways officer is satisfied that there is sufficient capacity in the area. Therefore, access and parking provision are considered acceptable.

Biodiversity Issues:

27. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Policy 7 of the Shinfield Parish Neighbourhood Plan seeks mitigation and measures to enhance biodiversity. Design Principle 1b of the South of the M4 SPD (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of

any impacts that do arise.

28. Due to the proximity of the site to suitable bat foraging habitat, the buildings on the site have potential to act as roost sites for bats, which are a protected species. As several buildings are to be demolished it was recommended that a survey of the buildings by a trained and licensed bat worker be undertaken. Following the results of the bat survey, which showed no presence of bats, the Ecology Officer at Wokingham Borough Council was satisfied that the proposal would not have a significant impact to local ecology.

CONCLUSION

The proposed development comprising renovation of the old four court sports hall and construction of a new changing pavilion with reception, club room and fitness suite; along with associated access and car parking improvements, will provide enhanced facilities at Ryeish Green and support the recently completed fenced and floodlit artificial grass pitch (AGP) development (planning reference: 161250) and improved natural turf pitches. These facilities will benefit the residents of Wokingham, including local sporting clubs, Oakbank School, and help accommodate demand generated by the new housing being delivered in the South of M4 SDL. The design of the extension is considered to be of a high quality, is functional for the intended use and would help to let the building to blend into the landscape.

The proposal reflects the Council's adopted policies and those within the Shinfield Parish Neighbourhood Plan, and there are no significant impacts in respect to character to neighbouring resident's amenities or to the local environment. For these reasons the proposal is considered acceptable.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk