

Agenda Item 113.

Application Number	Expiry Date	Parish	Ward
211335	30.04.2022	Finchampstead	Finchampstead South;

Applicant	Mr R Bishop
Site Address	Land adjoining Lynfield House, White Horse Lane, Finchampstead, Berkshire, RG40 4LX
Proposal	Full application for the proposed change of use of a section of agricultural land to a recreational all-weather cricket track and wicket with mobile cricket cage, plus fencing, parking and associated works.
Type	Full
Officer	Mark Croucher
Reason for determination by committee	Listed by Councillor R Margetts for the following reasons: <ul style="list-style-type: none"> • Inappropriate development in the countryside. • Inappropriate change of use of land from agricultural to commercial development. • Noise levels from the change of use of the site would be detrimental to surrounding residents. • There are no public transport links to the site so development would encourage car use and increase the traffic on a small lane which is unsuitable for this level of use. • There are suitable cricket nets at other areas within the parish / settlement in more sustainable locations, so this is unnecessary development.

FOR CONSIDERATION BY	Planning Committee on Wednesday 10 May 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives.

SUMMARY

The application was deferred at the Planning Committee meeting on 12.04.2023 for the sole reason of having a site visit with members so they can see the site in context with the surrounding environment. The site visit will take place the Friday before the Planning Committee meeting on 05.05.2023. The application is therefore before the committee again for determination.

The NPPF and CP11 of the Core Strategy broadly support recreational and leisure uses within the countryside. The encroachment of the practice net beyond the residential curtilage of Lynfield House is not excessive and the Council's Landscape Officer raises no objections. The proposal is for one cricket practice net and a condition limits the number of users to 5 at any one time, therefore the use is not considered high intensity. The Council has obtained the opinion of an Equine Behaviour Specialist and it is considered there would be no detrimental impact on horses or Horse Riders using White Horse Lane. There is sufficient

parking capacity for the proposed use. There are no other impacts that weight negatively in the planning balance.

Taking all the relevant factors into consideration, the proposal is recommended for approval subject to the recommended conditions.

RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
181777	Reserved matters application pursuant to Outline planning consent 160706 (04/08/17) Full application for the erection of a farm workers cottage, appearance, landscaping, layout and scale to be considered.	Approved 17/09/18
170693	Permitted development notification for the proposed installation of 1 x 0.3m microwave dish link on the existing structure.	Replied 28/03/17
160706	Outline application for the erection of a farm workers dwelling. (Access to be considered)	Refused 30/06/16 Appeal allowed 04/08/17
F/2004/2544	Proposed erection of a replacement 24m high lattice tower with 3 x '3' antennae, 2 'x 3' 600mm diameter transmission dishes, '3' ground equipment cabinets together with relocation of 02 antennae and ancillary development including removal of existing 20m high lattice tower	Approved 29/09/04
F/2001/4809	Proposed erection of 20 metre high lattice mast with 3 x 4 stack antennas, 2 dish antennas and one radio equipment cabin.	Refused 27/12/01 Appeal allowed 12/08/02

DEVELOPMENT INFORMATION	
Previous land use	Agriculture
Existing parking spaces	0
Proposed parking spaces	3
CONSTRAINTS	<ul style="list-style-type: none"> • Countryside • Nitrate Vulnerable Zones Groundwater and Surfacewater • Grade 3 Agricultural Land Classification • SSSI Impact Risk Zones • Thames Basin Heaths SPA Mitigation Zones (5 km) • Water Utility Consultation Zones • Affordable Housing Thresholds • Bat Roost Habitat Suitability

- Farnborough Aerodrome Consultation Zone
- Landscape Character Assessment Area
- Local Plan Update Submitted Sites

CONSULTATION RESPONSES

WBC Environmental Health	Recommend approval with no conditions.
WBC Drainage	Recommend approval with no conditions.
WBC Highways	Recommend refusal due to the accessibility of the site.
WBC Landscape and Trees	Recommend approval with no conditions.
Sport England	Unable to support.
Equine Behaviour Specialist	No objection.

REPRESENTATIONS

Town/Parish Council:

- 1.The emerging Finchampstead Neighbourhood Plan identifies this location as part of a Key Gap within the Parish, so designated in order to prevent the coalescence of settlements. Therefore, this proposal is in breach of draft policy GS1
- 2.Noise levels that would impact on equine horse owners that could cause distress and danger to pedestrians and vehicles
- 3.Inappropriate change of use from agricultural to commercial development in the countryside
- 4.There is an agricultural tie on the property

Local Members:

Councillor R Margetts:

- Inappropriate development in the countryside.
- Inappropriate change of use of land from agricultural to commercial development.
- Noise levels from the change of use of the site would be detrimental to surrounding residents.
- There are no public transport links to the site so development would encourage car use and increase the traffic on a small lane which is unsuitable for this level of use.
- There are suitable cricket nets at other areas within the parish / settlement in more sustainable locations, so this is unnecessary development.

Councillor D Cornish:

- This is development in the countryside, contrary to WBC policy CP11.
- This proposal is for a development outside of existing Development Limits and is therefore contrary to policy ADH2 of the emerging Finchampstead Neighbourhood Development Plan, which states that 'New development proposals should be contained within the Development Locations'.

- This proposal is for a development in an area identified by the emerging Finchampstead Neighbourhood Development Plan as an 'Important Area of Separation' and therefore contravenes policy GS1 of the emerging Finchampstead Neighbourhood Development Plan. 4. This proposal represents a change of use from agricultural land to commercial use, in an area with strong agricultural heritage. (Officer Note: In line with legislation, a six-week consultation (Regulation 16) was undertaken on the submitted plan from 12 October to 23 November 2022. The plan is process of being examined)
- This development will increase traffic in White Horse Lane; a small road much used by walkers, cyclists and horse riders, thereby contrary to the current WBC strategy of promoting active travel.
- Planning Appeal decision APP/X0360/W/16/3165765 overturned a decision of WBC and gave permission for the building now known as Lynfield House as a 'Farm Workers Dwelling'. The applicant is the resident of Lynfield House and the proposed development site shares an entrance with Lynfield House. The application is clearly for the development of a sports coaching business and therefore breaches the conditions set for the building of Lynfield House (i.e for use as an Agricultural Workers Dwelling) and also requires a separate Planning Application for change of use to Business Premises. (Officer Note: The use of the Cricket is for Phil West Cricket Coaching Ltd and they do not live at Lynfield House)

Neighbours:

93 comments received (some duplication). 51 received with the original application – 42 received for the re-determination.

- Inappropriate for the area
- Noise (including impact on horse riders, spectators, and amenity)
- Traffic
- Highway safety (including to horses)
- Impact on horse riding (including noise)
- Impact on wildlife (Deer, red kites, bats, foxes and other wildlife and impact of nets)
- Detrimental impact on the character
- Traffic generation
- Adequacy of parking (sited on access to telecommunications mast)
- Disturbance
- Operating times
- No public transport links
- Number of people using facility
- Existing provision of facilities
- Financial viability of proposal
- Impact on existing leisure facilities (horse riding)
- Impact on green gap
- Adjacent dwelling for an agricultural worker
- Potential for further development (Officer Note: This is not a material planning consideration).
- Suitability of access road (White Horse Lane)
- No need for facility
- Additional nets (if required) should be provided at existing facilities
- Sustainability

- Impact of proposed material on ecoculture
- Countryside location
- Need for affordable cricket coaching.
- Lessons paid for and already being offered nearby
- This coach is not offering free lessons and already coaches at Finchampstead, so there is no further or significant community benefit offered by this proposal to what exists locally in more accessible facilities already
- Safety of nearby horses
- Siting of access on bend
- Impact on the business at Wheatlands Farm
- Impact on use of bridlepaths by horse riders
- Proposed development sited on agricultural land
- Clarification whether for commercial or personal use (Officer Note: For commercial use)
- Impact on curtilage of existing dwelling
- Accuracy of plans relating to the access way to the compound for the telecommunications mast represents parking provision.
- Parking provision
- No provision is made for toilets.
- No financial appraisal is provided to confirm financial viability and sustainability of the proposal.
- Insufficient information submitted in respect of noise and ecology
- It is unclear who will manage and control this facility on a day-to-day basis as the proposed operator operates from 12 cricket circles and is coach at Finchampstead Cricket Club
- Impact on the existing provision of horse riding
- Supportive of the provision accessibility of cricket to children in the surrounding area
- Impact on the landscape
- Impact on biodiversity (reference CP7)
- Impact on protected species habitats or mitigation strategy.
- No ecological reports submitted with the application
- Encroachment into the countryside, increasing built form, eroding the open character of the area.
- Unsuitable intensification of use of the site (including change of use to recreational purposes)
- Conflict with NPPF (References to 8c, 170 and 180)
- Conflict with local neighbourhood plans (protection of the rural character of the area, and protect/enhance natural environment and green spaces (IRS3) (Officer Note: In line with legislation, a six-week consultation (Regulation 16) was undertaken on the submitted plan from 12 October to 23 November 2022. The plan is process of being examined)
- Contrary to agricultural occupant condition. (Officer Note: The use of the Cricket is for Phil West Cricket Coaching Ltd and they do not live at Lynfield House)

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide

Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP15 – Employment Development CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB08 – Open Space, Sport and Recreational Facilities Standards TB21 – Landscape Character
Draft Finchamstead Neighbourhood Plan	ADH1 – Development outside Development Limits D2 – Preserving the rural character of the parish GS1 – Key Local Gaps, Green Wedges and other important areas to maintain the separation of settlements. IRS6 – Trees GA1 - Improve environment and health from traffic pollution GA2 - Reduction in car usage with safe personal mobility options TC1 - Supporting Business
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING ISSUES

Procedure:

1. The description of development was originally approved on 04.08.2021. The decision was Judicially Reviewed and quashed after the council acknowledged the report had failed to adequately address the impact on horses, particularly regarding horses being 'spooked' by the sudden loud noise of a cricket ball being hit by a bat.
2. This application is therefore a redetermination of that proposal, and this report sets out justification for an unchanged recommendation.
3. As part of the redetermination process the council consulted an Equine Specialist and their comments are reference throughout this report. The council also reconsulted neighbouring residents, providing an opportunity to consider the Equine Specialist comments. 41 additional comments were received and these are summarised above.
4. The application was deferred at the previous Planning Committee meeting on 12.04.2023 for the sole reason of having a site visit with members so they can see

the site in context with the surrounding environment. The site visit will take place the Friday before the Planning Committee meeting on 05.05.2023. The application is therefore before the committee again for determination.

Site Description:

5. The application site (0.04 hectares) is located on the north-western side of White Horse Lane which is approximately 3.7 metres wide with no street lighting or footpaths.
6. The application site is to the south of Lynfield House (see planning history above) and is shown to be adjacent to the existing post and rail fence. The application site also includes land to the west of Lynfield House which is currently laid with hardstanding.
7. The application site is located in an elevated position.
8. To the south of the application site is a telecommunications mast. To the northwest is an agricultural barn. To the west along White Horse Lane are a small cluster of farm buildings and dwellings including Wheatlands Farm which has a livery and a menage.

Planning History:

9. Outline planning permission (LPA ref: 160706) was granted at appeal in August 2017 for erection of a farm workers dwelling, the property is now known as Lynfield House.
10. The subsequent reserved matters application (LPA ref: 181777) showed on the site plan a post and rail fence with native species hedge, 5.75 metres to the south of the dwelling.

Description of Development:

11. Planning permission is sought for change of use of a land from agricultural land to a recreational all-weather cricket track and wicket with mobile cricket cage (permanently positioned), plus fencing, parking and associated works. The proposed site plan shows 3 car parking spaces.
12. The proposed net would be 3.7m by 10m. it includes a post and rail fence to the north-east and south of the net and track. The proposed hours of operation are 9-5 daily.
13. There appears to be some discrepancy on the drawings. On the Block Plan the existing fence is shown 4m to the north of the mast enclosure. On site the existing fence runs adjacent to the corner of the mast enclosure. This will be referred to Planning Enforcement for investigation once this application is determined.
14. The proposal is for the cricket track, wicket and cage to be located next to the post and rail fence enclosing Lynfield House, on agricultural land.

Principle of Development and Character of the Area:

15. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.

16. The application site is located in the designated countryside. Policy CP11 of the Core Strategy relates to proposals outside development limits (including countryside) sets out:

In order to protect the separate identity of settlement and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and*
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings;*

17. Para 84 (c) of the NPPF states that decision should enable ‘*sustainable rural tourism and leisure developments which respect the character of the countryside*’.

18. Whilst the cricket strip will be for private coaching, it is a leisure activity and therefore broadly encouraged by the Framework, subject to the impact on the character of the countryside.

19. The Finchampstead Neighbourhood Plan is at the examination stage and the policies therein only carry limited weight at this stage and may be subject to changes. Policy ADH1 refers to housing development outside of development limits and is silent on leisure or business uses.

20. The proposal would encroach beyond the lawful garden of the neighbouring property into agricultural land, but this change of use would not be excessive for the reasons set out in the following section. Overall, the proposed development broadly complies with policy CP11 and para 84 of the NPPF.

Impact on character and appearance of the countryside and the area.

21. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

22. The development would encroach marginally beyond the curtilage of the neighbouring residential property. The impact would be negligible due to the narrow

width of the application site, absence of any substantial solid structures and containment within the existing visual envelope of the house and a telephone mast.

23. The site is well screened from the road and the proposal would not be visually prominent. There is a public right of way to the east, across existing open fields, but the proposal would be seen within the envelope of existing development. There would be no excessive or harmful encroachment on the countryside.

24. The council's Tree and Landscape officer has not objected to the application.

Neighbouring Amenity:

Overlooking, Loss of Light, and Overbearing:

25. The proposed development would be located to the south of Lynfield House. On the southern elevation of Lynfield House there are windows serving habitable rooms.

26. Within the approved details for the dwelling, boundary treatment is a 1.4m post and rail fence with native hedge.

27. The proposed development is a private enterprise and given the proximity between the existing dwelling and the proposed development there is the potential for a loss of privacy. This can be mitigated by boundary treatment secured by a condition. Further, the planting proposed as part of the application for the house will screen the site once it becomes established.

28. Impact regarding noise is considered in the Environmental Health section of this report.

Highway Access and Parking Provision:

29. The proposal is to make use of the existing access serving the dwelling and to provide 3 off street parking spaces to serve the proposed development. The three off street parking spaces are proposed on an existing access track to a telecommunications mast. The application has been reviewed by the Council's Highway Engineer and no objection has been made in respect of highway safety.

30. Whilst the parking spaces would be located in front of the telephone mast, parked cars would be transient, and the mast would still be accessible to engineers and for maintenance.

31. The council's Highway Engineer has raised an objection based on the observation that people would be reliant on driving to the site and there are no realistic public transport options. As set out in the Principle of Development section, policy CP11 and the NPPF broadly promotes recreational uses and sports provision within the countryside and it is implicit that many such uses will not benefit from the same sustainable transport opportunities as those in urban areas. The proposal is one practice net limited by condition to 5 people at any one time, therefore recognised as being modest in scale. Taking into consideration the broad policy support for such uses in the countryside and the small scale of the proposal no objection on sustainable location grounds is raised.

Flooding and Drainage:

32. The development is in Flood Zone 1 according to the Environment Agency mapping. The Council's Drainage Engineer has reviewed the application and does not consider that the proposed development would affect or increase flood risk. The proposed 3 parking spaces would be located on an already impermeable area. Accordingly, there is no objection on this basis.

Ecology:

33. The lawful use of the application site is agricultural land. There are no distinctive ecological features or habitats that would be impacted by the development. The application site is located within a bat roost suitability area, given the nature of the proposed development a bat assessment has not been requested.

Environmental Health:

34. The Council's Environment Health Officer has been consulted on the application who has raised no objection on the basis that the proposed use is in a relatively remote location. Neighbouring properties to the west are approximately 65 metres away from the site and are screened by planting and trees either side of White Horse Lane. To the north, east and south are open fields. Noise from the activity is unlikely to have any detrimental impact on residential amenity.

Noise Impact on Horses and Road Users:

35. Local representations refer to the noise impact on horses. This includes horses using White Horse Lane and horses at a livery c.300m to the north of the site. Reference is made to the nature of the sound caused by the sudden and loud impact of a cricket ball being hit. The physical attributes of White Horse Lane being a single carriageway with bends in the road has also been raised by third party comments.
36. White Horse Lane is a single carriageway road that is typical of countryside lanes. There are bends in the road and one is located close to the application site. The road is open to all traffic and objection letters refer to the noise impact on horses and riders using the road.
37. Sustainable leisure activities and business uses are supported by Policy CP11 and the NPPF in rural locations. There is nothing inherently incompatible with a practice cricket net 25 metres away from a public road. Cricket is a common activity throughout the UK and occurs in variety of locations next to schools, houses, roads and in countryside locations. There are multiple pitches and practice nets in the borough near public highways, including at Arborfield Green, Shinfield Cricket Club, Finchampstead Sports Club, Hurst, Twyford, Sonning and Wargrave. Two additional cricket pitches at Farley Hill Cricket Club and Reading Cricket Club, are closer to equestrian uses than the application site. There is no evidence that these existing facilities are incompatible with road users or such equestrian activities.
38. Whilst the sound of cricket ball being struck creates a short burst of sound, it is not akin to a gunshot, which has been suggested by some comments. Cricket is played without ear protection and is safely watched by spectators. Indoor practice sessions,

where noise reverberate around the space also occurs without the necessity of ear protection. As stated above it is a common activity played in range of locations adjacent to a variety of other uses and receptors. In principle therefore, it is not accepted that this is a matter that would create severe impacts or would justify the refusal of permission.

39. For the avoidance of doubt and given the previous challenge, the Council has consulted an Equine Behaviour Specialist who has advised that horses quickly habituate to new stimulus around them and that it is unlikely that horses at the livery or passing the proposed development would be unexpectedly disturbed by the noise of a ball being struck by a cricket bat. They also suggested that insofar as such issues might arise, they can be avoided or mitigated through understanding the hours of operation of the facility and conditioning undertaken by horse owners so that the animals become used to any expected sounds. The summary of the Equine Specialist's advice is:

Horses are reactive to unseen novel auditory stimuli but their behavioural response to these stimuli will wane over time during repeated presentation of the stimuli (habituation). The horses at Wheatlands farm equestrian facility are in close proximity to the planned development site and the repeated presentation over time of the impact sound of a cricket ball being struck by bat will likely result in horses habituating to this auditory stimulus. In addition, the nature of cricket practice and the repeated sound of ball being struck by bat is such that the arrival of a loud unexpected presentation of the auditory stimulus at the point of a horse and rider passing the planned development site is unlikely. The latter can potentially be mitigated through regular updated communication between equestrian and cricket practice establishments. The behavioural responses of horses that sensitise to the sound of the auditory stimulus can be significantly attenuated through standard behavioural modification techniques."

40. The Equine Specialist advised that the nature of cricket practice and the repeated sound of ball being struck by bat is such that the arrival of a loud unexpected presentation of the auditory stimulus at the point of a horse and rider passing the planned development site is unlikely.
41. The proposed use would be known by local riders and therefore any noise and the nature of sound would be expected. The operating hours are set out in the application form and will be controlled by condition so are likely to be consistent for each day. Therefore riders would know that the noise of a cricket ball being struck could be heard when riding on this section of the road.
42. With regard to particularly sensitive horses, it is appropriate also to bear in mind that horse riders bear some responsibility for the safety of their horse and other highway users. The Highway Code sets out how highway users should use public roads safely, and this includes horse riders and vehicular traffic. Rule 52 states riders should ensure they can control the horse and ride with other less nervous horses if it is nervous of traffic. The Equine Specialist has advised that if horses are affected by noise this can be counter-conditioned to make them accustom to such stimuli.
43. In addition to the comments by the Equine Specialist, there are intermittent features between the practice net, White Horse Lane and stables/livery. These include

buildings, trees and hedgerows, which would partially screen noise from the site. The livery itself would be approximately 270 metres to the northwest.

44. It is also of some relevance that the proposed cricket net is not for competitive use and is intended to be used by children rather than professionals or adults so the intensity of the activity is reasonably likely to be lower.
45. Hours of operation and number of persons using the practice net are controlled by condition, providing a degree of constancy regarding the nature of the use.
46. In summary, the response from the Equine Specialist confirms the Council's view that use of the practice net is not incompatible or otherwise unacceptable on account of noise impacts for equestrians or horses. It would not cause undue safety or welfare issues for horses and riders using White Horse Lane or the livery/stables to the northwest.

Sport England:

47. Sport England highlight that whilst there is a suggested need for this additional 'private' facility as detailed in the Design, Access and Justification Statement, it has not been proven. Sport England require more detailed information in support of the application (including details from the county cricket board). Sport England note that the application would need to be English Cricket Board compliant in its technical details.
48. The proposed cricket strip is for practice and coaching. It is not for competitions or matches and therefore the requirement to comply with Sports England's recommendations would be overly onerous and not required in this instance.

Special Protection Area Thames Basin Heath (SPA TBH):

49. The application site lies within 5km of the TBH SPA, given the nature of the proposed development there is not considered to be any conflict with Policy CP8 of the Core Strategy. The proposed development of a cricket pitch is not considered to alone or in combination with other development to have a significant effect on the TBH SPA and therefore no mitigation is required.

Conclusion:

50. The NPPF and CP11 of the Core Strategy are broadly supportive of recreational and leisure uses within the countryside. The encroachment of the practice net beyond the residential curtilage of Lynfield House is not excessive and the council's Landscape Officer raises no objections. The use would be low-key as the proposal is for one cricket practice net and a condition limits the number of users to 5 at any one time. The council has obtained the opinion of an Equine Behaviour Specialist and it is considered there would be no detrimental impact on horses or Horse Riders using White Horse Lane. There is sufficient parking capacity for the proposed use. There are no other impacts that weight negatively in the planning balance.
51. Taking all the relevant factors into consideration, the proposal is recommended for approval subject to the recommended conditions.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

1. Timescale

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. Approved details

This permission is in respect of the submitted application plans and drawings numbered RJ/01/RG40 4LS; RJ/02/RG40 4LS; RB01/VI and RB02/VI received by the local planning authority. 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. Hours of use

The use hereby permitted shall only operate between the hours of 9:00 – 17:00 Monday to Sundays.

Reason: To protect residential amenity and the character of the countryside.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any structure on the site.

Reason: To protect the character and appearance of the countryside and neighbour amenity. To ensure the use does not have an ecology impact and disturb bats.

5. The use of the cricket strip/net hereby approved shall be limited to no more 5 persons at anyone time.

Reason: To ensure adequate parking capacity and protect the amenity of neighbouring residents.

6. Amplified music

No sound amplifying equipment, which could result in noise levels outside the boundary of the application site, shall be installed or used at the premises hereby approved. *Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

7. Details of boundary walls and fences etc

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

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

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant.

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