

**EASTERN AREA PLANNING COMMITTEE
ON 26TH JULY 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/00743/FUL **Page No.** 27-42

Site: Land North of Englefield Road, Theale

Planning Officer Presenting: Emma Nutchey

Member Presenting:

Parish Representative speaking: Councillor Jan Richardson

Adjacent Parish speaking: A representative

Objector(s) speaking: Ms Pamela Sergent
Ms Natalie Lowe – Theale Golf Club

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Richard Turner
Mr Greg Bowman

Ward Member(s): Councillor Alan Macro

Update Information:

Additional consultee responses:

Theale Parish Council – Additional comments attached as an addendum at the end of the update sheet.

Englefield Parish Council: No objections

Highways:

Drawing no. PL301 rev.9 has been reviewed. The parking capacity is now acceptable.

Coaches and minibuses:

The parking layout does not allow for coaches to turn within the site. It appears from the intentions for use of the football pitch that major competitions are unlikely to take place; the Statement of Public Benefit infers the facility would be used on a more local basis, by residents (U15s) of Theale. Thereby it is concluded that coaches would not be expected to visit the site and providing a coach parking and turning facility appears unnecessary.

Should there be the potential for minibuses to need to access the site they could be accommodated. Minibuses are typically no more than 6m in length and 2m in width. The latest layout includes parking bays along the western periphery with 2-3m of overhang at the western end of the bays. This overhang area would be sufficient to accommodate the occasional minibus and consequently some signing by these bays would help identify them as dual car / minibus use.

Emergency access:

In regard to emergency access, the width of gates would be 3.7m wide and as such would allow an ambulance or fire tender to turn in/out. Hence this issue is satisfactory.

Footway:

On the issue of a footway, the combined level of traffic generated by both the pitch and the existing golf club is too low to justify the provision of a separate footway. Furthermore, the level of pedestrians anticipated to use this road to access either the club or pitch is also very low; it is appreciated there will be matches that may attract larger numbers but these occasions are expected to be infrequent. The nature of the surrounding sports environment and its associated users would be expected to encourage drivers to drive considerately.

The residential area is to the east of the site. Thereby, the majority of pedestrians would be expected to use the existing footpath that runs up from North Walk.

Nevertheless, it would be an improvement if a pedestrian gate could be provided at the southeast corner of the site, to allow pedestrians to avoid walking along the road. An amended condition is recommended on this basis.

Sport England:

Concerns were raised by the applicant with regard to the conditions recommended by Sport England and their impact on the viability of the project. The conditions sought relate to: specification for the construction of the pitch, use restriction to ensure the field is used for sport and no other purpose, a management and maintenance scheme and a community use scheme to include details of pricing, hours of use, management responsibilities.

An alternatively worded condition seeking to meet with their overall objectives was put forward to Sport England however comments on this are yet to be received. Sport England have however confirmed they would like to know details of the community use arrangements by condition or in advance.

1 additional letter of objection: The planning concerns relate to:

- Impact on the golf course in respect of noise and associated disturbance
- Concern football players will use the facilities at the golf course given no changing facilities/toilets
- Concerns for the presence of gates into the surrounding field

Other matters:

Sport England comments – The NPPF sets out 6 tests which must be met when applying planning conditions, paragraphs 202 and 203. Conditions must be necessary, relevant to planning, relevant to the development, enforceable, precise and reasonable. 5 conditions have been recommended.

It should also be noted that Sport England are not a statutory consultee in this instance however their advice is given due weight in the assessment of the scheme and officers have sought to work with them in agreeing conditions. Condition 2 restricting the use of the pitch for outdoor sports only has been attached as recommended. Conditions 1, 2 and 4 relate to the construction of the pitch and its maintenance and management. The applicant has expressed concerns regarding the viability of the project should the suggested conditions be attached. As such an alternative condition to secure these details has been attached. This condition has not been agreed by Sport England however it is considered that it meets with their aims and objectives and a condition of similar wording has been used in respect of similar projects. Sport England have advised that they seek details of the use of the pitch to include details of pricing policy, hours of use, access by non-educational establishments, management responsibilities etc. This level of detail is not considered to be necessary or relevant to planning and as such this condition has not been taken forward.

Parking on the access road and maintenance – It has been demonstrated that the proposal can meet its own parking demands with 44 spaces being provided. It is understood that parking on the verges is an existing problem and is a management issue. The maintenance of the road is a civil matter between the owner of the road and the applicant.

Changing rooms – No changing facilities are proposed. The proposed pitch is a comparable distance from existing facilities to the existing far end playing pitch. Concerns that users of the pitch will use the facilities at the golf club is a civil matter.

Site access - The vehicular access from North Street to the site is a private road.

Noise at first tee – Given the frequency of the use proposed it is not considered that the proposed use would have a detrimental impact on the amenity of the users of the golf club.

Conditions:

Amendment to the wording of condition 3: Boundary treatment

No development shall commence until a plan to show the addition of a pedestrian gate within the post and rail fence along the southern boundary has been submitted to and approved in writing by the Local Planning Authority. The pitch shall not be brought into use until the fencing has been constructed in accordance with the approved details and in accordance with the drawing titled Gate & Fence details drawing number PL302 rev. 1. The boundary treatment shall thereafter be retained in accordance with the approved details.

Reason: The boundary treatments are an important element in the design of the scheme. A pedestrian access at the eastern end of the pitch is considered desirable to allow for easy access onto footpath THEA/7/2 thus minimising the need for people to walk along the access road. This is in accordance with Policy CS14 of the West Berkshire District Local Plan 2006-2026.

New condition: Erection of a 1.8m high mesh fence parallel to the parking

No development shall commence until a plan is submitted to show the siting and details of a 1.8m high mesh fence running parallel to the western end of the pitch and the parking spaces. The pitch hereby approved shall not be brought into use until the approved 1.8m high fence has been erected in accordance with the approved details.

Reason: To protect cars parked in proximity to the pitch from stray balls in accordance with Policy CS14 of the West Berkshire District Local Plan 2006-2026 with respect to good design.

New condition: Use restriction

The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitch.

New condition: Construction and management plan for the pitch

No development shall commence until a construction and management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall provide for:

- (a) A detailed scheme which ensures that the playing field will be provided to an acceptable quality (in terms of soil structure, drainage, cultivation and other associated operations), informed by a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field;
- (b) Details of how the pitch will be maintained and managed
- (c) Details of community use arrangements;
- (d) A programme of implementation.

The land shall thereafter be provided and managed and maintained in accordance with the approved plan.

Reason: To ensure the quality of the pitches is satisfactory, in accordance with Policy CS18 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

New condition: Height restriction across car park is hinged and lockable

The height restriction barrier to be installed at the entrance to the car park shall be hinged and lockable to allow emergency vehicles into and out of the site. This type of barrier shall be retained in perpetuity.

Reason: To ensure the site is accessible to emergency vehicles in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026.