

Unrestricted Report

ITEM NO: 07

Application No.
18/00845/FUL
Site Address:

Ward:
Hanworth

Date Registered:
24 August 2018

Target Decision Date:
19 October 2018

Royal County of Berkshire Racquet and Health Club Nine Mile Ride Bracknell Berkshire RG12 7PB

Proposal: **Installation of 8no. floodlights on 8m high columns to illuminate three outdoor tennis courts.**

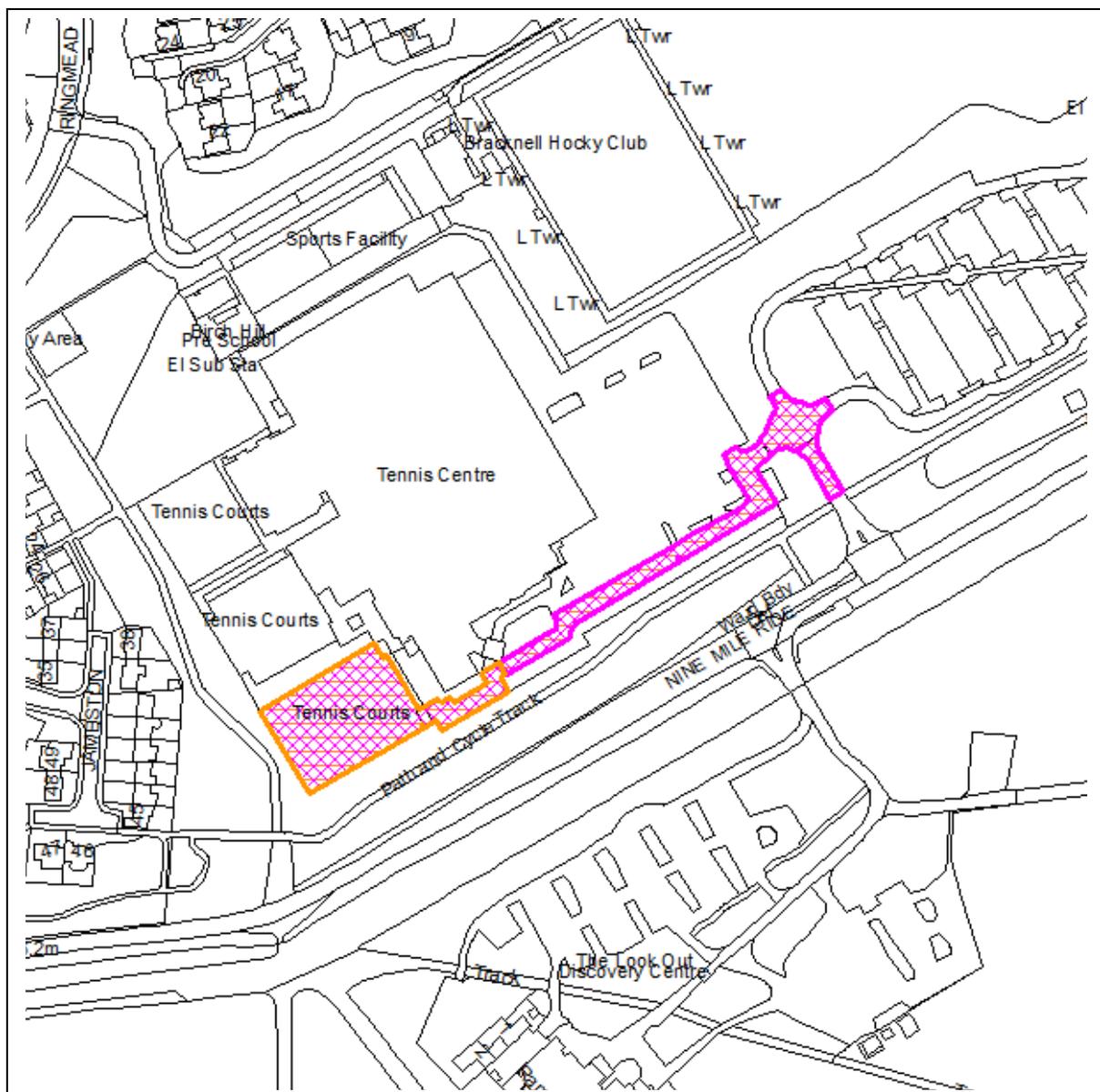
Applicant: Mr Potts

Agent: Anna Gadd

Case Officer: Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1. SUMMARY

- 1.1 The proposal is for the installation of 8no. 8 metre high lighting posts to illuminate 3 tennis courts.
- 1.2 The development would not result in an adverse impact on the character or appearance of the surrounding area, the amenities of the residents of the neighbouring properties or on biodiversity.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the planning committee as 7 letters of objection have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

- 3.1 The property of David Lloyd Royal Berkshire Club (formerly known as the Royal County of Berkshire Racquet and Health Club), Nine Mile Ride consists of a private fitness centre containing various leisure facilities, including indoor swimming pools, a gymnasium, and outdoor tennis courts. The property benefits from a large dedicated car park and is bordered by dense planting and trees on all sides.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

2542
Sports field etc.
Approved 1954

614562
Erection of a detached building forming indoor tennis centre, squash courts, pool, restaurant and ancillary facilities. Construction of 8 outdoor tennis courts and provision of car parking.
Approved 20.04.1989

617428
Single storey extension to existing building to provide additional creche and childrens' facilities, with additional car parking.
Approved 1991

619102
Erection of single storey extension to gymnasium.
Approved 1993

620639
Extension to provide new gymnasium (1266 sq m) and addition to restaurant (120 sq m) with internal alterations and extension to car park.
Approved 1995

621069

Erection of single storey extension for use as office accommodation and provision of additional car parking.

Approved 1995

622893

Erection of extension to swimming pool, and erection of office buildings with additional parking.

Approved 1997

17/00944/FUL

Installation of outside pool and terrace with associated plant room and hard landscaping.

Approved 30.11.2017

18/00289/FUL

Installation of combined heat and power unit

Approved 15.06.2018

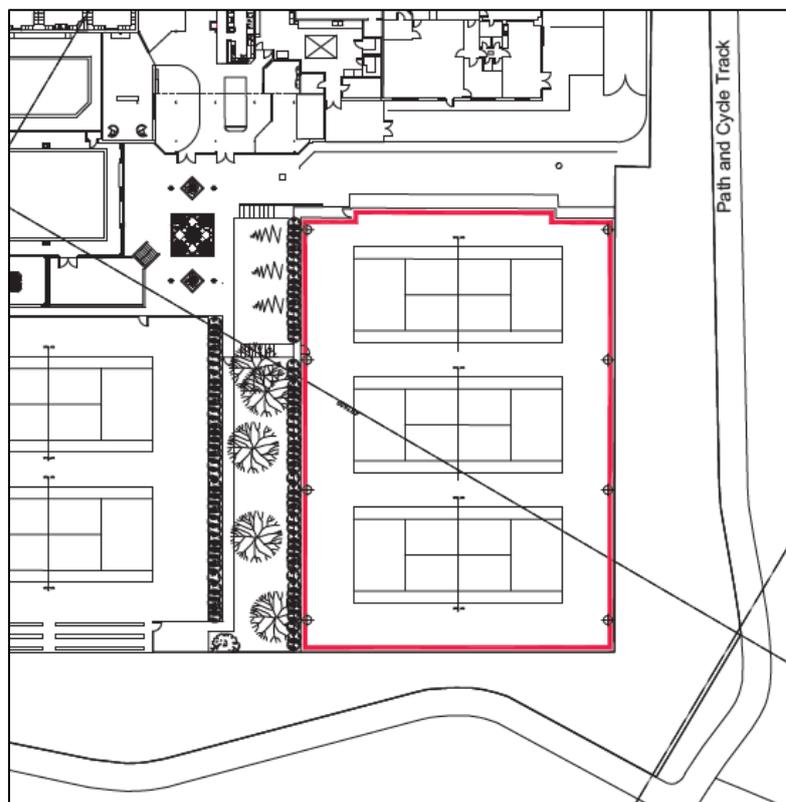
18/00568/FUL

Extension to the existing internal wet spa, erection of sauna and pool plant, creation of an external spa area, and the installation of an external pool with pool side terrace.

Approved 16.08.2018

5. THE PROPOSAL

5.1 The 8no. lighting posts are proposed to surround 3no. tennis courts located on the south-west corner of the application site. The proposed lighting posts would have a height of 8 metres and would include a cowl to restrict light spillage.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Bracknell Town Council raised no objection, however requested that the hours of lighting be restricted to reduce the impact on the neighbouring properties.

Other representations

6.2 12 letters of objection from 7 properties were received raising the concern that the lighting would adversely impact the neighbouring properties.

6.3 It should be noted that these objections were received for the original scheme for 12-metre-high lighting poles. These lighting poles have now been reduced to a height of 8 metres and cowls have been installed to the back of the lights to reduce the impact on the neighbouring properties and the surrounding wildlife.

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health:

7.1 The Environmental Health Officer has no objection subject to restrictions on hours of operation.

Biodiversity:

7.2 The Biodiversity Officer has no objection subject to restrictions on hours of operation.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD CP1 of the SALP	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policies EN20 and EN25 of the BFBLP	Consistent
Biodiversity	EN15 of the BFBLP	Consistent
Recreation	CS8 of CSDPD	Consistent
Other publications		
National Planning Policy Framework (NPPF) 2019		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Biodiversity Implications

i. Principle of Development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential

amenities of neighbouring occupiers, etc. These matters are assessed below. Both policy CS8 of CSDPD and Section 8 of the NPPF supports the improvement of recreational facilities. In this case the proposal would enable the increased use of the tennis courts and therefore the recreational facilities at the site would be enhanced by the provision of suitable lighting. As such the proposal is considered acceptable in terms of the NPPF and policy CS8 of CSDPD.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The proposed lighting poles would have a height of 8 metres. Due to the dense and tall trees surrounding the site, the floodlights would be well screened from Nine Mile Ride and would not be prominent from the residential properties to the west. The lighting spill would be sufficiently restricted that the lighting poles would not appear prominent when lit when viewed from public vantage points.

iii. Impact on Residential Amenity

9.4 The submitted lighting assessment indicates that the revised lighting scheme will result in illumination levels at residential properties that are in accordance with the Institute of Lighting Engineers pre-curfew guidelines.

9.5 The curfew hours included in this guidance would accord with the proposed hours of operation, that is 7am - 10pm Monday to Friday, 7am - 9.30pm Saturday, Sunday and Public Holidays. It is therefore not considered that the proposed lighting scheme would have sufficient impact on the neighbouring residential occupiers to warrant a refusal.

9.6 David Lloyd have stated their requirement for the floodlighting is to replace the floodlit tennis courts located immediately to the north west of the application site. Planning permission has been granted for the replacement of these tennis courts with a spa and swimming pool. The existing flood lighting was restricted by condition to be operated only between the hours of 7am and 10pm all days of the week.

9.7 The original floodlighting is located closer to residential properties than the proposed (approximately 24 metres from the residential boundaries to the existing lighting, and approximately 33 metres to proposed), the existing floodlighting has a height of 10 metres, rather than the 8 metres proposed, and the hood and modern design of the floodlighting would reduce the light spillage to a greater extent than the existing lighting. The proposal is therefore considered to improve the existing situation.

9.8 It is recommended that the hours of operation are restricted by planning condition.

iv. Biodiversity Implications

9.9 The submitted bat assessment indicated that the surrounding woodland has a negligible roosting potential, and low suitability as foraging and commuting habitat for bats. The proposed scheme is therefore not considered to adversely impact biodiversity.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the leisure complex or surrounding area. The development would not result in an adverse impact on the residential amenity of the neighbouring occupiers, highway safety or biodiversity. It is therefore considered that the proposed development complies with 'Saved' policies M9,

EN15, EN20 and EN25 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
- 2) The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:
Site Location Plan Rev A – Received 24th August 2018
Proposed Site Plan Tennis Court Lighting – Received 24th August 2018
Proposed Lighting to Tennis Courts – REV6 – Received 6th January 2020
External Site Plan Proposed Tennis Lighting – Received 6th January 2020
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 3) The 8no. 8m high lighting columns hereby permitted shall not be illuminated other than in accordance with the following approved plans and details:
Proposed Lighting to Tennis Courts – REV6
External Site Plan Proposed Tennis Lighting
REASON: In the interests of the neighbouring properties and biodiversity.
[Relevant Policies: BFBLP EN20 and EN15]
- 4) The lighting columns hereby permitted shall not be operational before 7am or after 10pm from Monday to Friday, and before 7am or after 9.30pm on Saturday, Sunday and Public Holidays.
REASON: In the interests of the neighbouring properties and biodiversity.
[Relevant Policies: BFBLP EN20 and EN15]

Informative(s):

- 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2) No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Time limit
 2. Approved plans
 3. Levels of illumination
 4. Hours of operation
- 3) The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
- 4) This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your

responsibility to check that there are no covenants or other restrictions that apply to your property.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk