

**ITEM NO: 10**Application No.  
**20/00172/FUL**Ward:  
Winkfield And  
CranbourneDate Registered:  
4 March 2020Target Decision Date:  
29 April 2020

Site Address:

**Royal Berkshire Polo Club North Street Winkfield  
Windsor Berkshire SL4 4TH**

Proposal:

**Section 73 application to vary condition 4 (time limit for works) of  
planning application 16/01284/FUL for levelling and extension to No.  
6 Ground and creation of irrigation pond. (For clarification; this  
application is to extend the time limit for levelling the field and  
removing the haul road to 31 October 2020.)**

Applicant:

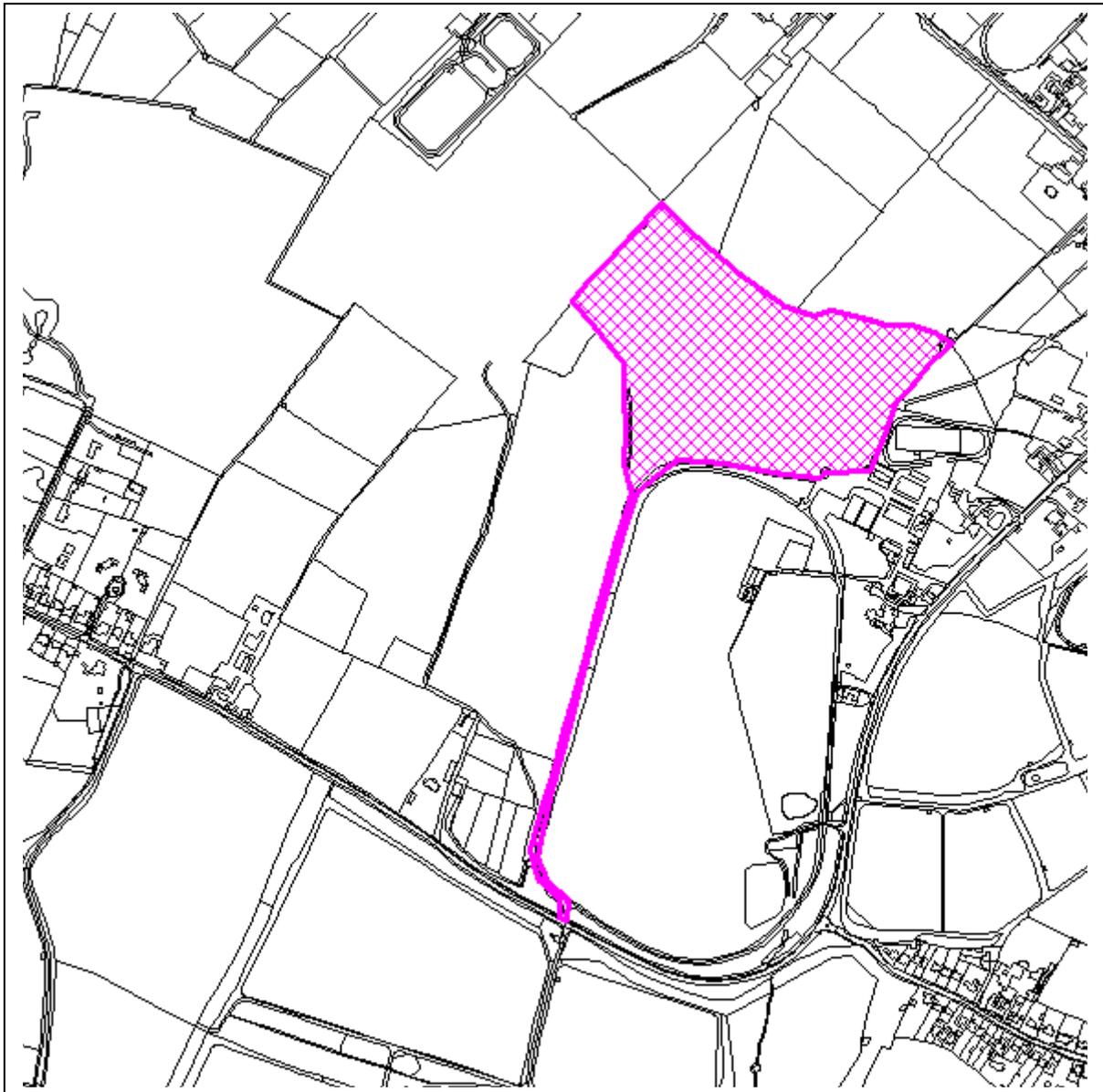
Royal County of Berkshire Polo Club

Agent:

Mr Paul Dickinson

Case Officer:

Paul Corbett, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## 1. SUMMARY

- 1.1 The applicant is seeking to vary condition 4 (time limit for works) of planning application 16/01284/FUL that was approved by the Planning Committee on 12 October 2017 for the levelling of, and extension to, Polo Pitch no. 6 and creation of an irrigation pond beyond the required completion date 15 April 2020 set by planning condition 4 which approved a 52 week programme.
- 1.2 The applicant states that the original programme overran for two reasons. Firstly, the particularly bad and wet weather between November 2019 and February 2020 meant that the site was too wet to progress the levelling of the field in a safe and practical manner. Attempts to move material resulted in some of the expensive machinery getting stuck and they were too large and heavy to be recovered. Hence temporary stockpiles have had to be left around the site to await better weather. Secondly, the supply of soil to the site has been affected by the closure or limited working of construction sites, which are the source of the inert material being brought onto the site.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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## 2. REASON FOR REPORTING TO PLANNING COMMITTEE

- 2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

## 3. PLANNING STATUS AND SITE DESCRIPTION

<b>PLANNING STATUS</b>
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Green Belt
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- 3.1 The site comprises one of the existing polo fields (no.6) at the Royal County of Berkshire Polo Club. The site is broadly rectangular with dimensions of about 460 m length x 250 m width. The existing site access to Pigeonhouse Lane is the access approved for the works.
- 3.2 The total site area (including the access) is about 12.5 ha.
- 3.3 No. 6 Ground is located immediately west of the main stables and all weather arena. It lies to the north of the main No 1 Ground and No 2 Ground. It is served via two existing access roads – either via the stable yard to North Street to the east or via a direct access from Pigeonhouse Lane.

## 4. RELEVANT SITE HISTORY

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

2018 18/00176/COND APPROVED

Details pursuant to condition 10 (bat survey), 11 (biodiversity enhancements), and 12 (landscape scheme) of planning permission 16/01284/FUL.

2017 16/01284/FUL APPROVED

Levelling and extension to No. 6 Ground and creation of irrigation pond.

2011 11/00122/FUL APPROVED

Change of use from fields used for grazing and exercising of polo ponies to the playing of polo.

## 5. THE PROPOSAL

- 5.1 The applicant is seeking to vary condition 4 (time limit for works) of planning application 16/01284/FUL that was approved by the planning committee on 12 October 2017 for the levelling of, and extension to, Polo Pitch no. 6 and creation of an irrigation pond.
- 5.2 The previous permission 16/01284/FUL granted planning permission for the levelling of an existing polo field (Ground no6.) and creation of an irrigation pond which complements a number of other polo pitches within the grounds of the Royal County of Berkshire Polo Club (RCBPC) that have recently being levelled under planning permission 11/00122/FUL.
- 5.3 The applicant notified the LPA in writing that the approved works relating to 16/01284/FUL had commenced on 15 April 2019 as required under planning condition 4 triggering the approved 52-week programme.
- 5.4 The applicant has overrun and requires an extension of 6 months ending 31 October 2020 to complete the programme.
- 5.5 The applicant states that the original programme overran for two reasons. Firstly, the particularly bad and wet weather between November 2019 and February 2020 meant that the site was too wet to progress the levelling of the field in a safe and practical manner. Attempts to move material resulted in some of the expensive machinery getting stuck and they were too large and heavy to be recovered. Hence temporary stockpiles have had to be left around the site to await better weather. Secondly, the supply of soil to the site has been affected by the closure or limited working of construction sites, which are the source of the inert material being brought onto the site

Approved proposal 16/01284/FUL



## 6. REPRESENTATIONS RECEIVED

### Winkfield Parish Council

- 6.1 The Parish Council has submitted an observation stating that this work and the continued movements are detrimental to residents, and accordingly WPC wishes to see the project completed as soon as possible.

WPC requires that the conditions remain in place and are enforced:

- i. Hours of operation for traffic entering and exiting the site should be restricted to 9 am - 4 pm weekdays to avoid causing delays during peak times.
- ii. The agreed working traffic management plan is continued for the duration of these works
- iii. Works must be completed by October 31st 2020.
- iv. Damage to the surrounding highways and verges and again would ask the Officer to ensure this is reinstated.
- v. Any subcontractors must be made aware of and agree to abide by these conditions.

### Other Representations

- 6.2 7 objections were received, raising the following concerns:
- environmental impacts such as noise nuisance arising from this project
  - neighbouring residents' impatience to the duration of ongoing works on this site
  - Highway Safety concerns re: speeding HGVs on the local highway network
  - Damage to highway network (potholes)
  - Frequency and extent of road sweeping to remove debris/mud from the highway
  - Public Right of Way (FP19) obstructed by material on the site

These are addressed within subsequent sections of this report.

## 7. SUMMARY OF CONSULTATION RESPONSES

### 7.1 Environmental Health

No objection subject to conditions.

### 7.2 Highways

Objection raised. The additional timeframe is considered excessive without details supporting at what the stage the project is in terms of the importation of material and the likely remaining number of HGV trips.

*[Officer comment: This is addressed later in the report]*

### 7.3 Parks and Countryside

Concerns raised. Obstruction of a public right of way namely FP19 which crosses the site east to west and passes through the centre of the polo pitch *[Officer comment: This is addressed later in the report]*

## 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:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 and CS2 of the CSDPD	Consistent
Green Belt	'Saved' policy GB1 of the BFBLP, CS9 of CSDPD	Consistent

Character	CS7 of CSDPD, Saved policies EN2 and EN20 of BFBLP.	Consistent
Amenity	Saved policies EN20 and EN25 of BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent
<b>Other publications</b>		
National Planning Policy Framework 2019 (NPPF)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Residential Amenity
- iii. Highway implications
- iv. Public Right of Way implications

### i. Principle of Development

9.2 The principle of development was approved under planning permission 16/01284/FUL by the Planning Committee on 12 October 2017 for levelling and extension to an existing polo field (Ground no.6) and creation of an irrigation pond within the grounds of the Royal County of Berkshire Polo Club (RCBPC) by which the project was required to be completed on 15 April 2020 in accordance planning condition 4.

### ii. Impact on Residential Amenity

9.3 The local residents have grown impatient with the duration of the project and the amount of ongoing disturbance created by the continuous lorry trips to and from the site and the associated noise and dust.

9.4 Whilst these concerns were raised with Environmental Health, it is considered that the measures previously approved and the additional measures (Acoustic barriers, restrictions on deliveries etc) secured under this proposal contained within the applicant's approved Construction Management Plan are sufficient to minimise the environmental impacts arising. However, it is important to ensure that the applicant is adhering to these requirements and that the project is completed as soon as possible within the extended timeframe.

### iii. Highways Implications

9.5 The scheme approved under planning permission 16/01284/FUL was anticipated to have a programme of 12 months. However, the applicant states this has overrun for two reasons due to (i) poor weather conditions between November 2019 and February 2020 and (ii) the limited availability of inert material sourced from construction sites.

9.6 Lorries access the site via an existing access to the Polo Club off the Pigeonhouse Lane (A330), a classified road which is a main traffic route capable of accommodating two way traffic with no restrictions over any traffic such as HGVs. Sightlines of 4.5m by 120m can be achieved in either direction of the existing access to cater for lorries accessing Pigeonhouse Lane (A330) which is subject to a 40mph speed limit. Whilst it is

acknowledged that local residents have raised concerns relating to speed on the local highway network this is a matter for police enforcement.

- 9.7 Concerns have arisen relating to damage (potholes) to the highway network and the Highway Authority has recommended securing a bond. However, it is considered that it would be unreasonable to seek such a remedy at this stage of the project, particularly as other construction sites are operating within the area making it difficult to attribute damage directly to a single site.
- 9.8 The Highway Authority has also sought information relating to the number of trips undertaken and/or the remaining amount of material still to be imported on to the site out of the approved amount previously confirmed as 148,000 m<sup>3</sup> to gauge an understanding as to the likely number of remaining trips that would occur over the additional 6 months now applied for to complete the project. This information has been requested; however, it is unlikely that it will be forthcoming due to the industry's temporary shutdown due to Covid-19. It is considered unreasonable to delay determination on this basis as once the government gives clearance the applicant wishes to commence immediately to avoid further delays. The amended condition (1) includes a delayed start to ensure that the 6 month period only commences when the site becomes operational therefore providing a level of certainty of the 6 month operational timeframe.
- 9.9 The approved Construction Management Plan (CMP) requires that vehicles will be cleaned, via a wheel washer, before exiting the site to prevent mud and debris tracking onto the highway. Furthermore the CMP also sets out that parts of the local highway network will also be cleaned by the use of road sweepers when required to ensure the local roads remain safe which initially was a problem but is now understood to have been addressed.
- 9.10 Previously the applicant confirmed that the deliveries would be made using an 8 wheeler tipper (20 tonnes capacity) and expected to average about 60 lorries per day (maximum 100) Monday to Friday between 07.30 and 17.30 hours at an average of 6 loads per hour or an average 1 load every 10 minutes. This would remain unchanged for the remainder of the project.

#### **iv. Public Right of Way implications**

- 9.11 The application site includes a public right of way namely FP19 which crosses the site east to west and passes through the centre of the polo pitch. The Council's Public Rights of Way Officer was previously satisfied that the levelling of the field would not result in any long term impacts upon the public right of way, however a number of complaints have arisen stating that this particular right of way has been obstructed throughout most of the project.
- 9.12 The Council's Public Rights of Way Officer is reviewing the available evidence and will be seeking to address this under separate powers provided by The Public Rights of Way Act 1990. It would be unreasonable to withhold this permission where other legislative provision is available.

## **10. CONCLUSIONS**

- 10.1 Whilst it is acknowledged this construction project will continue to result in a degree of disturbance to the local residents it is also of particular importance that the project is completed with the extended timeframe.

10.2 It is considered that the various mitigating elements secured under the previous planning permission are sufficient to help alleviate the impacts and given the project is set to be completed within a 6 month timeframe. All conditions where applicable are also repeated.

## 11. RECOMMENDATION

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

01. The developer shall notify the Local Planning Authority in writing within 21 days of the commencement of works on site. The levelling of the field authorised by this permission shall cease and the haul road (shown on the Block Plan) shall be removed and the land over which it extended returned to its former condition within 6 months of the site works commencement date.

REASON: To ensure that the development is completed in a timely manner and to ensure that the Construction Management Plan is properly managed and the impacts on the amenities in the area are kept to a minimum.

[Relevant Policy: CSDPD Policy CS9, BFBLP EN20]

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details as originally approved under planning permission 16/01284/FUL.

Site Location Plan - LPA received 04.07.17

MP 05 2017 Rev A - Master Plan showing public footpath network (June 2017) - LPA received 04.07.17

Phasing Plans - LPA received 29.03.17

890.02 rev B alignment of the footpath - LPA received 29.03.17

890.03 Section along footpath at eastern end of Polo Field – LPA received 22.02.17

Construction Management Plan (May 2017) - LPA received 07.06.17

Haul Road Details Plan - LPA received 29.03.17

Traffic Management Plan (on Site) - LPA received 28.02.17

Temporary Path Crossing Detail - Crossing Point A - LPA received 04.07.17

Temporary Path Crossing Detail - Crossing Point B - LPA received 04.07.17

Tree Protection Plan Scale 1-200 A3 - July 2017 - LPA received 04.07.17

Method Statement for the Removal of Temporary Haul Road and Reinstatement (July 2017) - LPA received 04.07.17

Acoustic Barrier System - LPA received 04.07.17

Ecological Report (December 2016) – LPA received 28.12.2016

Planning Statement prepared by Paul Dickinson & Associates (December 2016)

Agent's emails dated 04.07.17 and 02.08.17 (Trees T20 & T38)

Arboricultural Implication Study and Tree Protection Strategy (needs to be read in association with Agents Planning Statement and Emails dated 04.07.17 and 02.08.17 with specific reference to the retention of The Oak Trees T20 and T38)

17.103 - 001 - HGVs Swept Path Analysis - LPA received 21.09.17

Site-specific flood risk assessment (December 2016)

Additional approved details under reference 18/00176/COND:

Letter from Julian Thornber, BSc (Hons) MCIEEM, AA Environmental Limited, dated 9 August 2018. 02.

A Biodiversity Enhancement Plan (BEP) has been prepared by AA Environmental Limited. Ref: 173409 Dated September 2018 03.

Drawing 890.03 Landscape Plan prepared by Weller Designs Limited dated 7th September 2018.

Surface Water Drainage Assessment prepared by HydroGeo Limited, Groundwater and Environmental Consultants dated 02/08/18.

REASON: To ensure that the development is carried out only as approved by the local Planning.

03. Details shall be submitted upon completion of the project confirming the maintenance and management of the approved SUDS features.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

04. No levelling work or deliveries of materials shall take place outside the hours of 07.30 and 17.30 Monday to Friday and not at any time on Saturdays, Sundays or Public Holidays.

REASON: In the interests of the amenities of occupiers of neighbouring residential properties.

[Relevant Policy: BFBLP EN20, EN25]

05. Access to the site shall be from Pigeon House Lane A330 only.

REASON: In the interests of highway safety and to utilise the existing infrastructure (Temporary Haulage Road within the site) already in situ and avoid further impacts upon the Green Belt setting.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

06. The development shall be carried out in accordance with the Construction Management Plan, dated March 2017 and received by the Local Planning Authority on 29.03.17.

REASON: In the interests of the amenities of occupiers of neighbouring properties and in the interests of highway safety.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

07. The protective fencing and other protection measures specified within the approved Tree Protection Strategy (January 2016) and Tree Protection Plan received on 04 July 2017 shall be remain insitu in the locations shown on the plan and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity, including building works and storage of materials, shall occur at any time within this protected area.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

08. The approved scheme of biodiversity enhancements shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

09. All planting comprised in the approved soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All landscaping works shall be carried and completed prior to the use of any part of the approved development. As a minimum, the quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision.

All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests safeguarding visual amenity and promoting biodiversity  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

10. Within a period of 5 years from the completion of the development no retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority. Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development or within a period of 5 years of the completion of the development, shall be replaced during the nearest planting season (1<sup>st</sup> October to 31<sup>st</sup> March inclusive), with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

REASON: In the interests safeguarding visual amenity.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

11. The acoustic barriers shall remain installed as per the approved details and shall remain in situ until the completion of the approved works.

REASON: In the interests of the neighbouring resident's amenities.  
[Relevant Plans and Policies: BFBLP EN20, EN25]

### Informative(s)

01. 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.