

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

DEVELOPMENT CONTROL PANEL

17 February 2021

Item: 2

Application No.:	20/02689/FULL
Location:	Land West of Main Farm Buildings Lower Mount Farm Long Lane Cookham Maidenhead
Proposal:	New sports pavilion building with associated parking.
Applicant:	Duncan Gibson
Agent:	Mr Duncan Gibson
Parish/Ward:	Cookham Parish/Bisham And Cookham
If you have a question about this report, please contact: Haydon Richardson on 01628 796697 or at haydon.richardson@rbwm.gov.uk	

1. SUMMARY

- 1.1 The application seeks planning permission for a sports pavilion and parking.
- 1.2 The site and adjoining land has been granted planning permission for sports pitches, parking and alteration of land levels (12/02188/FULL, 14/01398/FULL). In line with those permissions the land has been levelled, a gravel parking area has been created, drainage has been added and top soil has been treated. These previous permissions have therefore been implemented and the land is now in a suitable condition to be used for sport.
- 1.3 The proposed development is to be used in association with the lawful sports pitches. The works are considered to be to be appropriate development in the Green Belt, which would not cause any significant harm to the local highway network, neighbouring amenities, the site's ecological value or the area's character or appearance.
- 1.4 The modern club house would complement the new pitches and the development would encourage the uptake in outdoor sports and general improvements in health and well-being for its users. It would also provide a new home to Cookham Dean Football Club who have evidenced a need for such a facility.
- 1.5 Subject to conditions and for the reasons mentioned above the proposed development is considered to be in compliance with relevant Local Plan policy, the NPPF and other relevant material considerations.

It is recommended the Panel grants planning permission with the conditions listed in Section 12 of this report.
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2. REASON FOR PANEL DETERMINATION

- The application has been called in by Cllr Brar, irrespective of the officer's recommendation, over concerns that the development could have potential adverse impacts on the Green Belt and the local highway network.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The development site is located to the west of Lower Mount Farm, on the north side of Long Lane, Cookham. It is approximately 0.95ha in area and comprises trees, grass and gravel. The field to the north of the site has recently been levelled to enable its lawful use as sports pitches and measures approximately 4.45ha. The eastern, western, and southern boundaries of the site are heavily lined with trees and greenery. The site's northern boundary also has soft landscaping

but to a lesser extent. A public footpath runs along the rear of the sports pitches. This path connects Lesters Road to Long Lane.

- 3.2 To the east of the site is Lower Mount Farm, several chalet properties and Lower Mount Cottages. The remaining land surrounding the site consists of the land levelled for sports pitches and agricultural land.

4. KEY CONSTRAINTS

- 4.1 The development site is located within the Green Belt.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The application seeks planning permission for a new sports pavilion building with associated parking.
- 5.2 The works mentioned below have been carried out. The proposed development is to be used in association with those works.

Reference	Description	Decision
12/02188/FULL	Change of use of land from agriculture to sport pitches and ancillary car parking	Approved - 26.11.2012
14/01398/FULL	Alteration of ground levels to facilitate the formation of sports pitches with associated car parking (Amended Description).	Approved - 02.10.2014
16/00293/CONDIT	Details required by condition 3 (access and parking) 4 (construction management plan) 5 (highway condition survey) 7 (fencing for car parking) of planning permission 14/01398 for the alteration of ground levels to facilitate the formation of sports pitches with associated car parking (Amended Description).	Approved - 03.03.2016

6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

- 6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Design in keeping with character and appearance of area	DG1, H10,H11
Highways	P4 AND T5
Trees	N6
Green Belt	GB1, GB2

These policies can be found at <https://www.rbwm.gov.uk/home/planning/planning-policy/adopted-local-plan>

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2019)

Section 4- Decision-making
 Section 8 – Promoting healthy and safe communities
 Section 9- Promoting Sustainable Transport

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Sustainable Transport	IF2
Pollution (Noise, Air and Light)	EP1, EP2, EP3, EP4
Green Belt	SP5
Trees, Woodlands and Hedgerows	NR2

Borough Local Plan: Submission Version Proposed Changes (2019)

Issue	Local Plan Policy
Design in keeping with character and appearance of area	QP1, QP3
Sustainable Transport	IF2
Pollution (Noise, Air and Light)	EP1, EP2, EP3, EP4
Green Belt	QP5
Trees, Woodlands and Hedgerows	NR3

- 7.1 The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.
- 7.2 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received have been reviewed by the Council and the Proposed Changes have been submitted to the Inspector. The Examination of the BLPSV has now resumed and hearings were held at the end of 2020. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.
- 7.3 These documents can be found at:
<https://www.rbwm.gov.uk/home/planning/planning-policy/emerging-plans-and-policies>

Other Local Strategies or Publications

- 7.4 Other Strategies or publications material to the proposal are:
- RBWM Townscape Assessment
 - RBWM Parking Strategy

More information on these documents can be found at:

<https://www.rbwm.gov.uk/home/planning/planning-policy/planning-guidance>

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

- 8.1 4 occupiers were notified directly of the application.
- 8.2 The application was advertised in the Local Press on **23.10.2020**.
- 8.3 21 letters were received supporting the application, those letters have been summarised below:

Comment		Where in the report this is considered
1.	The facility would encourage people to take part in sport and outdoor activities which are important to maintaining and improving mental health and general well being	See paragraphs 9.45 to 9.47
2.	The facility would allow people to watch and take part in sport - it is therefore beneficial to the community	
3.	CDFC is an asset to the community, generations of local people have played for or worked with the Club. The existing site is no longer viable due to the growth and success of the club. The application should therefore be supported	See paragraphs 9.5 to 9.17
4.	The playing surface would be an improvement on the existing Alfred Major ground, allowing for better football.	
5.	The existing home ground of CDFC (Alfred Major) has inadequate parking, however parking would not be an issue at this site.	See paragraphs 9.30 to 9.39
6.	The site is located outside of the village centre and would therefore not worsen parking conditions in or surrounding that area.	

14 letters were received objecting to the application, those letters have been summarised below:

Comment		Where in the report this is considered
1.	The proposed development would lead to traffic build up, congestion and a more hazardous highways environment.	See paragraphs 9.30 to 9.39
2.	Unrestricted use of the site could lead to disturbing levels of light pollution. Flood lights for pitches, lighting for buildings and car parking are all cause for concern at night	Conditions have been added to restrict lighting at the site and the times that the building can be used.
3.	Cheering, clapping, booing outside of day time hours could have a harmful noise impact on existing local residents	The sports pitches have already been granted planning permission. All impacts associated with their use have therefore already been considered under those applications and cannot be controlled by this application.
4.	The club could be hired out for parties and other commercial uses	A condition has been recommended restricting the building solely to D2 use associated with outdoor sports.
5.	The building should not be given an alcohol licence and it along with the sports pitches should not be open beyond 8pm to protect neighbouring amenities	Licensing is not a planning issue.

6.	The building is inappropriate development in the Green Belt, its size is not justified and there is no need for its bar/restaurant area.	See paragraphs 9.2 to 9.17
7.	The building is out of keeping with the character and appearance of other buildings in the area	See paragraphs 9.18 to 9.23
8.	Pitches should be used for multiple sports, including cricket and rugby. The proposed layout will restrict the site to football use.	Planning permission has previously been granted for the sports pitches and it is therefore not a matter to be considered under this application.
9.	There is no need for 3 football pitches on the development site.	

Consultees

Consultee	Comment	Where in the report this is considered
Highways Officer	<p>The site has been the subject of several re-development proposals, the most notable being the change of use of the land from agricultural to sport pitches with ancillary car parking, granted in November 2012 [<i>Application 12/02188/FULL</i>]. A subsequent application to adjust the site levels to create a level playing surface [<i>Application 14/01398/FULL</i>] was also approved by the Local Planning Authority.</p> <p>This application seeks planning permission for a single storey sports pavilion building with associated car parking to be used by Cookham Dean Football Club.</p> <p>With reference to a previous highway comment dated 24th October 2012 [<i>Application number 12/02188/FULL</i>], the use of the land for this type of recreational purpose raises no highway concerns.</p> <p>The development will be served by the existing access off Long Lane, plus the traffic generated by the development is unlikely to have an adverse impact on highway operation and safety in the surrounding area.</p> <p>For the reasons given above, we have no objection to the proposal, subject to the inclusion of a condition which ensures that the proposed parking and turning areas are provided and retained.</p>	Each comment and response has been noted and addressed in section 9 of the report. The recommended conditions (deemed relevant and necessary) have been added.
Ecology Officer	No objection subject to conditions relating to lighting, biodiversity enhancement and the submission of construction environmental management plan.	
Environmental Protection Officer	No objection subject to informative(s) and conditions regarding lighting and limiting light emissions.	
Tree Officer	No objection subject to conditions requiring a tree protection plan, retention of tree belts and the submission of service run details prior to construction of the building.	

Others

Group	Comment	Where in the report this is considered
Parish Council	<p>No objection provided that :</p> <p>a. The same conditions are imposed as for the application 12/02188/FULL in 2012 - Change of use of land from agriculture to sport pitches and ancillary car parking.</p> <p>b. There is examination of the road layout to ensure it is capable of carrying the traffic that will be generated</p> <p>c. Restriction is placed on use of the pavilion building to be for sports purposes only.</p>	<p>Each comment and response has been noted and addressed in section 9 of the report. The recommended conditions (deemed relevant and necessary) have been added.</p>
Cookham Society	<p>Provision has been made for car parking but there is no provision for safe pedestrian or cyclist access. This is a serious omission as a significant number of children are likely to use the facility. We believe that it is essential that proper, safe pedestrian and cyclist access is put in place prior to commencement of use of the pavilion.</p> <p>Use of this site as sports pitches was approved under application 12/02188. For the protection of the amenity of residents, this approval contained important provisions limiting hours of use, scheduling of matches, lighting, and noise. We ask that if approval of this application is given that these conditions are restated in their entirety.</p> <p>Conditions and legal measures should be put in place to ensure the building is not converted and the site is only used for its intended purpose (outdoor sports).</p>	<p>There is a public footpath to the north of the site which will allow some access to the site for pedestrians and cyclists. Additionally, a small wooden gate exists next to the sites vehicular access from Long Lane. It provides independent access for those on foot or bike.</p> <p>Furthermore, sports pitches have already been granted planning permission at the site. Those pitches could be walked to or cycled to without a new dedicated path or access. A new pedestrian and cyclist access is therefore considered to be unnecessary.</p> <p>Conditions are already in place on approved application No. 12/02188/FULL, restricting the times and intensity of pitch use. Those conditions were placed on the application to protect</p>

		neighbouring amenities and complementary conditions have been recommended for this application, if approved.
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9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i Green Belt
- ii Impact on the character and appearance of the area
- iii Impact on the amenity of nearby occupiers
- iv Impact on Highway safety and parking provision
- v Impact on ecology
- vi Other considerations

Green Belt

9.2 Policy GB1 and GB2 of the Local Plan set out appropriate and acceptable forms of development in the Green Belt. The policies state that other forms of development, not considered as appropriate, will only be acceptable in very special circumstances. Policy GB1 states that approval will be given for 'essential facilities for outdoor sport and outdoor recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it'.

9.3 The NPPF (2019) provides similar but more up to date planning guidance, as the most recent expression of government intent on assessing the acceptability of development in the Green Belt, and has therefore been given greater weight as a material consideration in this assessment.

9.4 Paragraph 145 of the NPPF (2019) sets out the exceptions to inappropriate development in the Green Belt. One of the exceptions is 'the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'.

Appropriate Facility:

9.5 In 2012 planning permission was granted to change the use of the land from agriculture to sports pitches with parking (12/02188/FULL). Planning permission was then granted to level the land so that the pitches and parking area could be created (14/01398/FULL). The conditions relating to that permission were discharged and the land has been levelled and resurfaced, drainage has been installed and top soil treated in order to create sports pitches. Gravel has been laid near the sites entrance outlining the parking areas approved under the extant permissions. Taking into consideration the foregoing, it is considered that the agricultural use of the site as a whole has ceased and that the land to the north of the proposed pavilion can now lawfully be referred to as sports pitches. It is therefore considered reasonable and appropriate for a building to be erected and used in association with these pitches.

9.6 The proposed building would be approximately 4.8m high, 47m wide, and 18m deep (extending to 23m when including its roof overhang). Its footprint would be in the region of 846m². The building would be single storey and finished in heritage green metal cladding.

9.7 The table below sets out each component of the building and whether it is appropriate or not for outdoor sports and recreation:

Component	Rationale	Appropriate or Not Appropriate
4 changing rooms	This would allow for 2 matches two take place at the same time, as 4 teams could prepare at once. This is consistent with the CDFC needs as they have teams at various age groups. The changing rooms would allow for 2 age groups to play at once against 2 opponents. The size of the changing rooms meets the minimum criteria set out by Sports England.	Appropriate
2 referee changing rooms,	This would allow for two sets of match officials to get changed. They could then officiate two matches. Alternatively 1 official may use each room to get changed in private.	Appropriate.
First aid room	This would allow for injuries to be treated in a private, safe and spacious environment. Injury related equipment could also be stored in such a space.	Appropriate
Store	This would allow for goal posts, land maintenance equipment and other sports gear to be safely stored.	Appropriate
Male and female toilets	This would allow for users of the sports pitches, visitors and staff to have access to toilet facilities.	Appropriate
Plant room	Necessary to store equipment associated with the functioning of the building.	Appropriate
Office	This would allow for admin duties to take place associated with the club.	Appropriate
Kitchen	This would allow for staff to prepare food for those participating in sport throughout the day.	Appropriate
Club bar area with associated storage	This would allow for the provision/sale of food and drink for those using the sports facilities. It would provide a sheltered area for the consumption and the viewing of sports. The provision of such a space is not uncommon in sports club houses. The submitted design and access statement also outlines how small levels of	Appropriate

	<p>revenue would be generated, which would be used to support the club. The size of this area is considered to be commensurate with the overall use of the site.</p>	
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- 9.8 All of the clubhouse components mentioned above are considered to be appropriate for modern club house use as set out in the 'Clubhouse Design Guidance Notes' published by Sports England (2016). Furthermore, each component of the building would meet the minimum space standards set out in the guidance.
- 9.9 The applicant has outlined that Cookham Dean Football Club (CDFC) currently operate from the Alfred Major Recreation Ground and have done so since 1937. The existing club house is old and in poor condition, thus there is a need for a new building. Furthermore CDFC has numerous teams (First Team, Reserves Teams, Under 16's, Under 13's, Under 11's, Under 10's, Under 9's and Under 8's) playing at various grass roots football levels. There is inadequate space for all of the existing teams at the site. Additionally the club is keen to expand, creating a girls football team and veteran's team. The facility can therefore provide much needed space to accommodate all of the clubs teams. The applicant has also suggested that the quality of the Alfred Major football pitches are poor and hard to maintain because they are shared with the public and often used for other activities. The land north of the proposed building has recently been resurfaced and is in private ownership, it would therefore provide better quality pitches and land that is easier to maintain by CDFC. The proposed club house, in association with the pitches, would therefore allow for CDFC to have better quality sports facilities.
- 9.10 The building is single storey in height, correlating with its use and function.
- 9.11 Taking into consideration all of the above, the proposed sports pavilion is considered to be an appropriate facility, associated with and necessary to the site's outdoor sports use and the needs of CDFC.

Preserving Openness:

- 9.12 Turning to impact on the openness of the Green Belt, the development would undoubtedly have an impact. However the building would be surrounded by trees and greenery on all of its boundaries, thus limiting its impact on views from Long Lane and surrounding sites. The applicant intends to retain all of the site's existing boundary treatments, conditions have been recommended to ensure that they remain and are protected (condition 12). Larger and smaller detached buildings exist within the neighbouring site (Lower mount Farm) and surrounding area and the pavilion would therefore not be out of scale, size, or character in this rural location. The building is single storey in height reducing its visual impact on openness. Furthermore, a large proportion of it is a roof canopy and is therefore empty underneath significantly reducing its bulk and impact on openness. The building would be finished in green metal cladding to ensure it integrates with the area's rural appearance. Trees and other soft landscaping are also proposed within the site and these would aid in limiting the building's visual impact. A condition has been recommended to ensure this is the case and that the landscaping is appropriate and suitable for this rural setting (condition 11).
- 9.13 A building of this nature is common in association with sports pitches and the approved plans for application No. 12/02188/FULL show the outline of a clubhouse building in association with the sports pitches, indicating an intention to provide this facility.
- 9.14 The test of whether the proposed development would preserve openness cannot be a total bar on new buildings, otherwise that would defeat the purpose of the exception. In light of this, it is considered that, when assessed in the context of the lawful use of the site and the analysis of the component parts of the building and its surroundings detailed above, the proposed building would preserve the openness of the Green Belt.

- 9.15 An informal parking area already exists at the site, due to the implementation of previous permissions, however in this application they are marked out and include turning areas, internal roads, coach parking, electrical car parking spaces, and bin storage areas. The proposed marking out or resurfacing works are considered to be engineering operations and are appropriate development under paragraph 146 of the NPPF (2019).
- 9.16 It should also be noted that the proposal would not conflict with the purposes of the Green Belt, specifically it would not lead to the unrestricted sprawl of large built-up areas, lead to neighbouring towns merging into one another, lead to encroachment in the countryside, harm the setting and special character of historic towns, nor adversely impact on urban regeneration.
- 9.17 The proposed development is therefore considered to be appropriate development in the Green Belt.

Impact on the character and appearance of the area

- 9.18 Policy DG1 states that the Borough Council will have regard to the following guidelines, inter alia, when assessing new development proposals: 3) The design of new buildings should be compatible with the established street façade having regard to the scale, height and building lines of adjacent properties, special attention should be given to the 'roof-scape' of buildings, illustrations showing the relationship between new and old will be required at the application stage; 11) Harm should not be caused to the character of the surrounding area through development which is cramped, or which results in the loss of important features which contribute to that character. The Boroughs Conservation Officer has no objection to the proposed development. Additionally, Local Plan Policy N6 seeks to protect trees which are important to the character and appearance of an area.
- 9.19 Paragraph 127 of the NPPF (2019) seeks to achieve development which would be visually attractive as a result of good architecture, layout and landscaping, whilst adding to the overall quality of the area by sympathetically integrating into its proposed location.
- 9.20 The proposed development involves the provision of a sports pavilion and ancillary parking. The proposed building would be approximately 4.8m high, 47m wide, and 18m deep (extending to 23m when including its roof overhang). Its footprint would be in the region of 846m². The building would be single storey and finished in heritage green metal cladding. It would have dual pitched roof with sheltered canopy area.
- 9.21 The proposed building would be set back from the entrance of the site and located behind the existing hedging and trees which line its boundaries. Its visual impact on Long Lane and other public vantage points would therefore be limited. Although the building would exist in isolation on the site it would be seen in the context of a mix of detached buildings of varying designs and size within the neighbouring site (Lower mount Farm). The pavilion would therefore not be out of scale, size, or character with other buildings in this rural location. Despite its modern design, the building would be single storey in height and would be finished in green metal cladding to ensure it is not excessively prominent and integrates with the areas rural appearance. Trees and other soft landscaping are also proposed within the site, these would aid in integrating the building into its environment whilst also obscuring it from wider views.
- 9.22 An Informal car parking area already exists at the site due to the implementation of previous permissions. This development would see the same area marked out and resurfaced to create parking space for cars and coaches, turning areas, internal roads and bin storage. The works are unlikely to cause any harm to the areas appearance. To ensure this is the case conditions are recommended requiring further details on the proposed hard and soft landscaping (condition 11).
- 9.23 For the reasons mentioned above, the proposal is likely to integrate well with the existing environment and it is not considered to cause harm to the character and appearance of the area. The development is therefore considered to be acceptable and in line with policies DG1 and N6 of the Local Plan as well relevant guidance within the NPPF.

Impact on Neighbouring Amenity

- 9.24 Local Plan Policy NAP3 seeks to resist development which would generate unacceptable levels of noise, air and odour pollution.
- 9.25 Paragraph 127 of the NPPF suggests that development should provide a good standard of amenity for all existing and future users.
- 9.26 Future users of the development would be provided with a modern club house, which includes changing rooms, toilets, stores, social space, adequate parking and other facilities associated with the sites outdoor sports use.
- 9.27 Due to its height, screening by substantial boundary treatments surrounding the site and significant separation distance from properties, the proposed development would not cause any loss of views, privacy, or light which might otherwise adversely impact on the amenities of any neighbouring properties.
- 9.28 It should also be noted that a large parking area and sports pitches have already been granted planning permission at the site. Therefore noise associated with use of the pitches and parking area such as crowds and increased vehicle movements could happen at the site notwithstanding this planning application. Conditions are recommended for inclusion on the application to limit the use of the building, its hours of use, lighting, and the use of audio projection equipment (conditions 5, 4, 6 and 3 respectively). Subject to these conditions the development is not considered to cause any disruptive levels of noise or sound.
- 9.29 For the reasons mentioned above the proposal is considered to have an acceptable impact on the amenities of the occupants of properties in the vicinity of the site.

Highway consideration and parking provision

- 9.30 Paragraph 109 of the NPPF (2019) states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
- 9.31 Policy T5 requires all development proposals to comply with adopted highway design standards (HDS). The policy notes advise that the purpose of the HDS is to ensure that new development does not place an undue burden or create problems of congestion on the highway network. Policy P4 requires all development proposals to accord with adopted car parking standards.
- 9.32 Firstly it should be noted that planning permission has already been granted for the proposed pitches and parking area (12/02188/FULL). In that assessment it was considered that in the worst case scenario, 83 vehicle parking spaces would be required for the proposed sports pitches consisting of 1 rugby pitch, 2 football pitches, 1 cricket square. This was in the event that all of the pitches were used at the same time.
- 9.33 87 car parking spaces, 2 coach parking spaces and 16 cycle stands are proposed as part of this development, for 3 football pitches shown on the indicative plans and the pavilion. It is therefore considered that in the worst case scenario mentioned above, adequate parking would be provided for the proposed development. The 4 surplus spaces could be used by staff members of the pavilion. Conditions are recommended to ensure that all parking and turning areas shown on the approved plans are provided (condition 9).
- 9.34 It should also be noted that the worst case scenario is unlikely to occur as conditions have been placed on application no. 12/02188/FULL, limiting the amount of games that can be played each day on the pitches and the timing of those games. Conditions are also in place to stagger matches by at least 1 hour, this will mean that everyone is not arriving or leaving at once and that ample parking space will remain at the site at all times.
- 9.35 For the reasons mentioned above, it is considered that adequate parking would be provided for the proposed development.

- 9.36 The traffic generated by the building in association with the football pitches is likely to be similar to the traffic generated by use of the sports pitches alone, which has already been approved. The development is therefore unlikely to result in any harmful increase in vehicle movements when compared with the sites approved use.
- 9.37 The development includes no changes to the sites access from Long Lane.
- 9.38 The borough's highways department have no objection to the proposed development.
- 9.39 Overall, for the reasons mentioned above, it is considered that the proposed development would have no severe impact on the highways network.

Ecology considerations

- 9.40 Paragraph 170 of the NPPF advises that 'Planning policies and decisions should contribute to and enhance the natural and local environment
- 9.41 Paragraph 175 states that "opportunities to incorporate biodiversity in and around developments should be encouraged"
- 9.42 The development site is not within an area of ecological importance nor is it identified as a home to protected species. Notwithstanding the site is located near to acres of open fields, trees and hedging where fauna and flora species of value maybe effected.
- 9.43 The Boroughs Ecology Officer has no objection to the proposed development. However they have suggested that in order to ensure the protection of fauna and flora species inhabiting the area and to fulfil the requirements of planning guidance within paragraphs 170 and 175 of the NPPF (2019), conditions should be placed on the application. Conditions requiring the submission of a Construction Environmental Management Plan, Proposed Lighting details, and biodiversity enhancements have therefore been recommended for inclusion if the application is approved.
- 9.44 Subject to conditions the proposed development is therefore likely to have an acceptable ecological impact.

Other considerations

- 9.45 Paragraph 91(C) of the NPPF states that 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling. Paragraph 92(a) states 'to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as...sports venues...) and other local services to enhance the sustainability of communities and residential environments'.
- 9.46 As identified in the report there is a need for this sports facility and its provision would encourage socialising, community bonding, outdoor sports uptake, and general improvements in health and well-being for its users. The development is therefore supported by this section of the NPPF.
- 9.47 It should also be noted that throughout the sites development history Sports England have supported the use of the site for Outdoor sports.

10. PLANNING BALANCE AND CONCLUSION

- 10.1 The proposed development would provide a sports pavilion in association with sports pitches and parking areas which benefit from extant planning permissions. The proposal is considered to constitute appropriate development in the Green Belt, which would not cause any harm to the

local highway network, neighbouring amenities, the site's ecological value or the area's character or appearance. On the contrary, the development would provide a modern club house to complement recently levelled and resurfaced sports pitches. The building would encourage socialising, community bonding, outdoor sports uptake, and general improvements in health and well-being for its users. It would also provide a new home to Cookham Dean Football Club who have evidenced a need for such a facility. The development is therefore considered to be in compliance with the Local Plan, the NPPF and other relevant material considerations. For these reasons the application is recommended for approval.

11. APPENDICES TO THIS REPORT

•	Appendix A - Site location plan
•	Appendix B – Proposed Site Layout
•	Appendix C – Proposed elevation plans
•	Appendix D – Proposed floorplans
•	Appendix E – Coloured Site layout plan

12. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 Prior to the construction of the pavilion hereby approved, a schedule of all materials to be used on the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy; Local Plan Policy DG1.
- 3 No public address system or any other form of sound amplification equipment shall be used on the land subject of this permission. Noise levels on all boundaries of the site shall not at any time as a result of this development exceed International Standards Organisation Noise Rating 45.
Reason: To protect the amenities of the area. Relevant Policy: Local Plan NAP3.
- 4 The building hereby permitted shall only be used between the hours of 0900 to 1900 Mondays to Saturdays and between the hours of 1000 to 1800 on Sundays or Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the residential amenity of the area and to accord with the Local Plan Policy NAP3.
- 5 The sports pavilion hereby approved shall only be used for purposes incidental to and associated with the sites outdoor sports use, unless otherwise agreed in writing by the Local Planning Authority. Reason: Alternative uses of the building could cause harm to the amenities of the occupants of neighbouring properties. Local Plan NAP3 and paragraph 127 of the NPPF (2019).
- 6 No development shall commence until a report detailing the proposed lighting scheme (both external and internal), and how it will not adversely impact upon wildlife and neighbouring properties, has been submitted to and approved in writing by the LPA. Thereafter the lighting scheme shall be carried out and maintained in accordance with the approved details. The report shall include the following details:- A layout plan which includes the height, positions and design, of all proposed lights as well as their beam orientation - A schedule of equipment - Measures to avoid glare - An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats. - A plan for the minimisation of the effect of artificial light glare on nearby properties- Hours of light usage
Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with para 180 of the NPPF and to protect the residential amenities of the area by preventing intrusive and harmful lighting in accordance with Local Plan Policy NAP3 and paragraph 127 of the NPPF.

- 7 No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
Reason: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF.
- 8 Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the new buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.
Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.
- 9 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 10 Prior to the construction of the pavilion hereby approved an Arboricultural Method Statement and Tree Protection Plan shall be submitted and approved in writing by the Local Planning Authority. The Tree Protection Plan and Arboricultural Method Statement shall be written in accordance with the British Standard 5837:2012 Trees, in relation to design, demolition and construction - recommendations. Nothing shall be stored or placed in any fenced area (construction exclusion zone) in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation including trenching for the installation of services be made, without the prior written approval of the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details until completion of the development. Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 11 Notwithstanding any landscaping details shown on the plans hereby approved, prior to the construction of the Pavilion, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter all hard and soft landscape works shall be carried out in accordance with the approved details within the first planting season following the completion of the development. The submitted details should include the following: Hard landscaping - a detailed hard landscape specification and supporting plan(s) to a recognised scale illustrating the proposed positions, dimensions, materials and finished levels of means of enclosures (e.g. embankments, fences, walls and gate piers); vehicular and pedestrian access; hard surfaces; existing and proposed overhead and underground utility services including associated structures (e.g. manhole covers, meters, access points, vertical supports); ditches, drains and other earthworks (e.g. land profiling, excavations/soil mounding). Where hard surfaces/structures/ground levels are to be altered within the root protection areas of retained on/off-site trees, scaled cross-section construction drawings and a supporting method statement will be required to support the hard landscape plan/specifications. B) Soft landscaping - These details shall include; A) a detailed soft landscaping plan to a recognised scale clearly illustrating the location of all trees/shrubs/hedges/plants to be planted and areas of turf to be laid; B) a detailed written soft landscape specification detailing the quantity, density, size, species, position and the proposed time or programme of the planting of all trees/shrubs/hedges/plants. C) Details of all existing trees to be retained. This specification shall include details of ground preparation/cultivation within and adjacent to root protection areas of retained on/off-site trees, and other operations

associated with, tree/shrub/ hedge/plant establishment. If within a period of five years from the date of the planting of any tree/shrub/hedge/plant shown on the approved plan(s), or any tree/shrub/hedge/plant in replacement for it is removed, uprooted, destroyed, dies, or becomes seriously damaged or defective, another tree/shrub/hedge/plant of the same species and size as that originally planted, shall be planted in the immediate vicinity, unless the Local Planning Authority gives its written consent to any variation. Following completion of the hard landscaping works they shall be retained in accordance with the approved details.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1

- 12 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1

- 13 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.