

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: MLTC committee member (volunteer) Application No: 182140
Mallards Application type: Full Planning Approval
High Street
Whitchurch On Thames
RG8 7EP

Applicant: MLTC committee member (volunteer)

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Erection of six floodlighting columns supporting six LED lamps and addition of six additional LED lamps to five existing floodlighting columns to providing lighting to courts two and three (amended description).

At: Mapledurham Playing Fields Upper Woodcote Road Reading RG4 7LH

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 6 August 2019



SDV

Head of Planning, Development
& Regulatory Services

Application At: Mapledurham Playing Fields Upper Woodcote Road Reading RG4 7LH

Application No: 182140

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.
Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in accordance with the following approved plans and documents:

Drawings ref.

- Block Plan - Mapledurham Lawn Tennis Club

- Site Location Plan ref. 469891, 175794

Received by the Local Planning Authority on 6th December 2019

Drawing no.s

- MLS256/MAPLEDURHAMTC/TPO/001 rev A - LED Floodlighting Tree Preservation Order Information dated February 2019

Received by the Local Planning Authority on 7th February 2019

- MLS/6.0M/CFL/SINGLE rev A - MLS Proposed Column Elevation 6.0M Tubular Steel Column with Single Philips LED Clearflood dated January 2019

- MLS256/MAPLEDURHAM/001 rev A - Proposed LED Floodlighting Sectional Elevation dated January 2019

Received by the Local Planning Authority on 10th April 2019

Document ref.

- Midlands Lighting Solutions Ltd Spill Light Report ref. MLS256 dated 2nd April 2019

Received by the Local Planning Authority on 10th April 2019

The development shall be retained as approved at all times thereafter.

Reason: Permission is granted in respect of the development as detailed in the approved plans only and to protect nearby occupiers from harmful light pollution and to protect the character and appearance of the area in accordance with Policies CS7 and CS34 of the Core Strategy 2008, 2015 and Policy DM4 of the Sites and Detailed Policies Document 2012, 2015.

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3. Prior to first use of the flood lighting hereby permitted full details of soft landscaping for the hedgerow adjacent to the eastern edge of the tennis courts shall have been submitted to the Local Planning Authority for approval. The flood lighting hereby permitted shall not be brought into use until the submitted details have been approved in writing by the Local Planning Authority. The submitted details shall include:

(a) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7.

4. The hard and soft landscaping of the development hereby permitted shall be carried out in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the floodlighting hereby permitted is first used or in accordance with a timetable that shall have been agreed in writing with the Local Planning Authority prior to first use of the floodlighting.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

5. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

6. The flood lights hereby permitted shall not be used after 2000 hours or before 0900 hours on any day.

Reason: in the interests of the residential amenity of surrounding occupiers in accordance with Policy CS34 of the Core Strategy 2008, 2015 and Policy DM4 of the Sites and Detailed Policies Document 2012, 2015.

7. Surface illumination from the floodlighting hereby approved shall not exceed the levels detailed within the following approved documents LS/6.0M/CFL/SINGLE rev A - MLS Proposed Column Elevation 6.0M Tubular Steel Column with Single Philips LED Clearflood dated January 2019 and Midlands Lighting Solutions Ltd Spill Light Report ref. MLS256 dated 2nd April 2019 received by the Local Planning Authority on 10th April 2019.

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Reason: To protect nearby occupiers from harmful light pollution and to protect the character and appearance of the area in accordance with Policies CS7 and CS34 of the Core Strategy 2008, 2015 and Policy DM4 of the Sites and Detailed Policies Document 2012, 2015.

INFORMATIVES

1. The works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.
2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) or planning obligation (s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.
3. The local planning authority has worked positively and proactively with the applicant to address concerns with the application.
4. For further information about construction and demolition nuisance law the please refer to the 'Protecting Your Neighbourhood' section of the Council's website.
5. You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order will require submission of a tree works application.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.