

Planning Committee: 24 September 2013

Item Number: 15

Application No: W 13 / 1066

Town/Parish Council: Warwick
Case Officer: Liam D'Onofrio
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Registration Date: 07/08/13
Expiry Date: 02/10/13

Warwick Sports Club, Hampton Road, Warwick, CV34 6HX

Construct a new tennis court to the side of the existing tennis courts, surrounded by a 3m high chain link wire fence and 3m high practice wall. FOR Mr Drummond

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought to lay hardstanding to create a tennis court measuring 36m by 17m, which will be surrounded by 3m high netting matching the existing courts. Instead of netting the northwest elevation of the court will be formed of either blockwork or a high density netting to create a practice wall.

The applicant has advised that the sports club are now catering for almost 100 adult tennis members and over 150 junior members, plus 100 or so non-members, which has created the need for extra court space and that this area of ground proposed for the court is the only available space upon which they can expand.

THE SITE AND ITS LOCATION

The application site is a sports club located off Hampton Road and positioned between houses located on St Laurence Avenue, Noble Close and Goldsmith Avenue.

The site currently benefits from an existing clubhouse and a car park and floodlit tennis courts, which lie adjacent to the properties in Noble Close to the rear (east) of the site. The remaining area is laid to grass fronting Hampton Street and abutting the rear gardens of the properties located within St Laurence Avenue and Goldsmith Close.

PLANNING HISTORY

There are a number of historic planning application relating to the sports club, the most recent being - W/13/0352 Installation of two outdoor cricket practice lanes with enclosed netting: Granted May 2013

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Warwick Town Centre - No objection

Sport England - No objection

Community Protection - No objection

Public response - six objections received raising the following concerns:

- Flooding.
- Floodlighting.
- Noise from practice wall.
- Tennis court closer to rear gardens.
- Too much noise from site already.
- Works have already started with removal of top-soil.

ASSESSMENT

The main considerations in assessing this application are as follows:

- Design and visual amenity;
- Impact upon neighbour's amenity;

Design and visual amenity

The proposed tennis court and nets/practice wall will link into existing tennis courts, consolidating such facilities within the site. The nets are set well back from the public highway and will be unobtrusive from the streetscene.

The applicant is currently considering a practice wall constructed of either blockwork or a rigid, high density mesh netting, although either option would be a maximum of 3 metres high to match existing netting. Notwithstanding its distance from the public highway it is considered that further details will be required to ensure that a satisfactory visual solution for the practice wall is achieved, however it is considered that this can be successfully secured by condition.

Neighbours' Amenity

There have been a number of objections relating to the scheme. In terms of noise and disturbance relating to the use it is noted that the site is an existing and well-established sports club and any sports activities associated with the development are therefore unlikely to cause any significant loss of amenity to the occupiers of surrounding properties. The applicant has stated: *What we are proposing is merely to change the playing surface from grass to tarmac so that tennis can be played on that area. We*

already use that area for various activities from baby crèches, archery, football and other games. ...Of necessity the court would have netting around it to contain the tennis balls, but the visual impact would be minimal bearing in mind the nature of the netting and that it would still be separated by a line of trees and in most cases by the neighbours own high fencing.

In terms of built form the scale/construction of the tennis court/nets will not result in any significant loss of light or outlook to surrounding occupiers, which are set over 27 metres from the proposed court.

No flood lighting is proposed for the scheme. As this may be an option in the future a condition is suggested to ensure that any scheme is first agreed with the local planning authority to ensure that light is properly baffled and does not spill outside the site, which could result in an unnecessary impact upon adjoining residents.

Other Matters

Residents have raised concern regarding flooding. The adjoining properties are located within Flood Zone 2, however except for its very southeast edge, the application site is located within Flood Zone 1. Residents' gardens may be prone to flooding, however this is due to the Gog Brook watercourse breaking its bank at the racecourse and flooding across residential roads within the surrounding Forbes estate. It is noted that flood alleviation works undertaken in 2005/06 have removed adjoining houses from Flood Zone 3 into Flood Zone 2. The proposed tennis court is not considered to exacerbate the risk to flooding as any surface water run-off should be able to drain to porous areas within the application site. Community Protection have raised no objection to the scheme.

It is noted that ground works have already started, which has been raised as an enforcement issue. The applicant had sought to complete ground works during dry weather to avoid churning up the surrounding sports field. The applicant has agreed to stop all works until this planning application has been decided.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the development will not appear obtrusive within the streetscene and will not result in any significant loss of amenity to the occupiers of surrounding properties. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 1:500 annotated plans, and specification contained therein. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
 - 3 The development shall be carried out only in full accordance with sample details/manufacturer's details of the practice wall, which have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.
 - 4 No lighting or illumination of any part of the development hereby approved shall be installed or operated unless and until details of such measures shall have been submitted to and approved in writing by the local planning authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. **REASON:** To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
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