



Development & Regeneration

Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

Mr Steve Downes - Downes Planning Partnership
21 Westmout Road
Eltham
London
SE9 1JB

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date:	2nd June 2015	Appn. No.:	15/01816
Type:	Full		
Proposal:	Provision of polo pitch with provision of drainage lagoon		
Location:	Land At Buck Farm Howe Lane Binfield Bracknell		
Parish/Ward	White Waltham Parish		

The Council of the Royal Borough of Windsor and Maidenhead GRANTS PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 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 There shall be no more than 14 formal match days per calendar year (held under Hurlingham Polo Association rules with 2 umpires) and no more than 30 practice days (i.e one umpire and less than the usual 4 players aside), giving a maximum total of 44 umpired match and practice days, over the whole site as indicated by the blue line on plan X212315-01B. There shall be no other polo matches and no other umpired practices played during the year on land within the blue line. A log of umpired matches and practice days shall be kept for inspection, when requested, by the Local Planning Authority.
Reason: To protect the amenities of the area and the character of the countryside. Relevant Policies - Local Plan GB2 and NAP3.
- 3 Prior to the commencement of the polo use at the site the applicants shall submit a scheme to the Local Planning Authority for written approval, to make local residents aware well in advance of when individual polo events shall take place at the site. The scheme shall include details of which local residents are to be notified and contact details. The notification shall thereafter be carried out in accordance with the approved scheme.
Reason: In the interests of local residents. Local Plan Policy NAP3.
- 4 Sporting events and practice days shall take place only between 11:00 and 15:00 hours Mondays to Sundays including Public Holidays.

Reason: To protect the amenities of the neighbouring properties and to accord with the Local Plan Policy DG1, NAP3.

- 5 There shall be no provision for permanent or temporary bench seating, floodlights or public address system for use in connection with the polo activities on the site. All temporary paraphernalia used at the site in association with the practice days and matches, shall be removed at the end of each day, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of protecting the amenities of local residents and to protect the character and appearance of the Green Belt. Relevant Policies - Local Plan DG1, GB2.
- 6 There shall be no more than 8 horse boxes (or any other equine transport units) brought onto the polo farm site, as shown edged in blue on plan X212315-01B, per match or practice day, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of local residents and users of the highway network. Relevant Policies - Local Plan T5.
- 7 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and HW Ref: 15/01816/MINOR maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority. In addition to the above the applicant is required to undertake a condition survey of the highway network surrounding the site and along the proposed HGV route. Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.
- 8 The temporary fencing, signage and surfacing as shown on plan X-212315/03 rev E shall be erected/laid and maintained in accordance with the plans for the duration of the construction period of the development. Reason: In the interests of the amenities of users of public footpath 18 which is crossed by the access track into the site. Relevant Policies - Local Plan R14.
- 9 The scheme shall involve a maximum of 72,000 cubic metres of imported material onto the site and no material shall be exported from the site.
Reason: In the interests of the amenities of local residents and users of the highway network. Relevant Policies - Local Plan T5.
- 10 The total number of lorry loads of imported material/infill for the completion of the polo pitch shall not exceed a daily maximum of 40 lorry loads and total number of lorry loads shall not exceed 6222, unless otherwise agreed in writing by the Local Planning Authority. A log of daily vehicles shall be kept for inspection, when requested, by the Local Planning Authority.
Reason: In the interests of the amenities of local residents and users of the highway network. Relevant Policies - Local Plan DG1, NAP3.
- 11 The importation of materials shall only be undertaken between the hours of 8:00 to 17:30 on Mondays to Fridays and 9:00 to 13:00 on a Saturday and at no time on Sundays, Bank or Public Holidays.
Reason: To protect the amenities of adjoining occupiers and highway users. Relevant Policies - Local Plan NAP3.
- 12 The material to be imported and deposited on the site shall be clean and uncontaminated.
Reason: To ensure that risks from land contamination to the future users of the land and the neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant Policies - Local Plan NAP4.
- 13 No storage of materials or construction paraphernalia shall be undertaken in flood zones 2 or 3 within the site.

Reason: To prevent an increased risk of flooding elsewhere due to impedance of flood flows and reduction of flood water storage capacity. Relevant Policy - Local Plan F1.

- 14 No works shall commence on the site until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure acceptable hydrological implications in the local area. Relevant Policies - Local Plan F1.
- 15 The approved polo pitch shall not be used until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the polo pitch and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.
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, GB1, GB2.
- 16 Prior to the commencement of development on the site, details showing the location and species of hedgerows within and surrounding the polo farm which are to be retained as part of the scheme shall be submitted to and approved in writing by the Local Planning Authority. Such hedgerows shall thereafter be retained in accordance with the approved details. If within a period of five years hedging is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written approval to any variation.
Reason: To ensure the visual amenities of the area. Relevant Policies - Local Plan DG1, GB1, GB2.
- 17 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.

Approved Plan Reference Number(s):

LOCATION PLAN, version no.: , received on 1 June 2015

SITE OWNERSHIP BOUNDARY, version no.: X-212315-01B, received on 1 June 2015

PROPOSED SITE PLAN, version no.: X-212315/03E, received on 8 June 2015

LAND SURVEY, version no.: NAC/030, received on 1 June 2015

GENERAL ARRANGEMENT _EARTHWORKS, version no.: 33232/4001/003, received on 1 June 2015

EXISTING UTILITIES SERVICE PLAN, version no.: 33232/4001/002, received on 1 June 2015

GENERAL ARRANGEMENT _EARTHWORKS, version no.: 33232/4001/001, received on 1 June 2015

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
2. The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down

by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities. The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice. The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday-Friday 08.00-18.00 Saturday 08.00-13.00 No working on Sundays or Bank Holidays.

- 3 This permission should be read in conjunction with the legal agreement entered into by the applicant with the Local Planning Authority and dated November 2015 concerning the provision of a footpath.

Justifications

- 1 The reason planning permission has been granted is that the development complies with the relevant provisions of the development plan. The relevant policies/proposals of the development plan are Local Plan GB1, GB2, DG1, NAP3, F1, T5, R14.

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01628 796870.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 9th December 2015

Chris Hilton

Chris Hilton
Director of Development & Regeneration