

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

3 April 2013

AUTHOR/S: Planning and New Communities Director

S/1808/12/FL– GRANTCHESTER

Construction of tennis facility comprising 12 courts, court fencing, floodlighting (for 2 courts), pavilion, car and cycle parking and landscaping with vehicular access off Grantchester Road, for Trinity College

Recommendation: Delegated Approval

Date for Determination: 24 October 2012

A. Update to the report

Agenda report paragraph number 23 – Consultations by South Cambridgeshire District Council as Local Planning Authority

Sport England supports the application as it complies with Sport England policy.

The application will hopefully exceed the existing provision of facilities at the Clubs' existing site; in qualitative terms the new facilities will be superior to the existing ones and; the application demonstrates that the new facility will be at least comparable in accessibility terms for existing club members when compared to the existing facility.

It recommends a condition requiring the courts to be constructed in accordance with the design and layout details set out in the planning application and in accordance with Sport England and LTA Technical Design Guidance notes relating to tennis court provision.

Agenda report paragraph number 24 – Representations by Members of the Public

8 letters have been received in response to the consultation in respect of the revised details. The letters rehearse concerns set out in the main report, but include the following additional matters:

One letter states that the proposed opening hours for the clubhouse are too late – most health clubs in Cambridge allow just 30 minutes – the facility should be closed earlier so that residents are not disturbed. Another letter requests that the 21.30hrs limit for floodlighting and 23.00hrs limit for the pavilion suggested by the City Council are imposed.

Will the club house be licenced? There would be strong objections to this.

Not satisfactory to deal with drainage matters by condition. These issues should be fully resolved before the application is determined.

Will the court lighting be on at all times after dark or only when games are being played – the application is not clear. To save energy and avoid light pollution for birds can this be controlled by condition?

How does the lighting scheme fit with the environmental zone classification of E2 which recommends 5 lux, yet the facility will have a lot more?

Details of the permissive path still unclear but it is assumed that it will not be restricted in any way

Access issues are not addressed. Traffic survey is still flawed.

The ancillary facilities, in particular the size of the clubhouse and length of access road remain excessive and override any sporting benefit in terms of the preservation of the openness of the Green Belt.

It is clear that Sport England are of the view that these facilities will be expanded in the future.

No satisfactory explanation of the need to relocate and why it has to be here.

Officer Comments

The suggested hours for use of the floodlights and clubhouse remain as set out in the main report. Officers will discuss with the applicants' agent the suggestion that court lighting is switched off if the courts are not in use.

Drainage details can be dealt with by condition. Appropriate schemes would need to be submitted and approved prior to any development taking place.

Cambridge City Council has commented that the scheme accords with its policy regarding floodlighting levels.

Any application for future extension will be judged on its merits.

Other matters are addressed in the main report.

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