

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Faraday Road - Demolition Application. Very Urgent
Date: Friday, August 31, 2018 1:24:35 PM
Attachments: [image003.jpg](#)

Dear [REDACTED]

It was good talking with you earlier. The situation is not as I thought it was as it turns out it is an application for Prior Approval - please see the email below from [REDACTED]. What can Sport England do with this sort of situation?

I appreciate that you are busy but It would be great to meet up with you over the next week or so - as stated I would be happy to come to your offices at Bisham – whatever works best for you.

Best regards

[REDACTED]
Chair of Newbury Community Football Group
[REDACTED]

From: [REDACTED] >

Sent: 31 August 2018 12:58

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] >

Subject: RE: Faraday Road - Demolition Application. Very Urgent

I have just noticed that the application is actually an application for Prior Approval (PA) under the General Permitted Development Order 2015 (GPDO). This is not an application for planning permission (per se) and therefore the public is not invited to register comments. However, emails must be sent to the planning officer to lodge objections - [REDACTED] We must also ask the ward members and [REDACTED] to lodge comments. A PA application is determined in 28 days.

The ACV removes permitted rights for pubs but not for other assets. The ACV prevents a disposal. I need to research this some more, but in the meantime I suggest initial objections are lodged as a matter of urgency:

Dear [REDACTED],

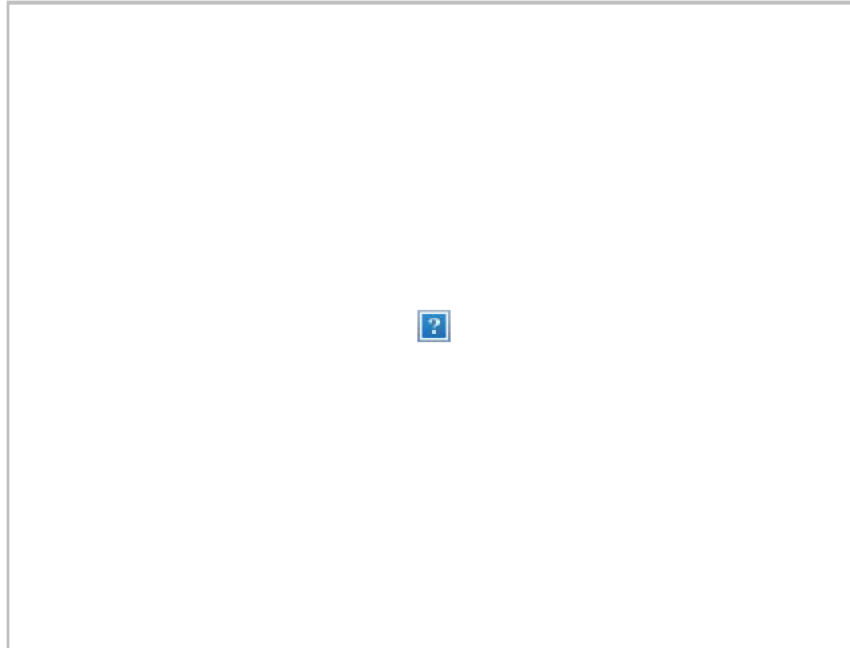
Ref: 8/02046/DEMO

I write to object in the strongest possible terms to the above application for Prior Approval, made under Schedule 2 Part 11 of the Town and Country Planning (General Permitted Development) Order 2015. The Ground is an Asset of Community Value. Whilst the legislation only removed demolition rights relating to Class A4 (drinking establishments), the demolition of the stand would fundamentally damage the value of the protected asset. Furthermore, the Ground, including all of its parts, is specifically protected in the Core Strategy for its use as a football facility. Relevant references are in Area Delivery plan Policy 2 and CS18, respectively as follows:

ADPP2: Existing community facilities will be protected and, where appropriate,

enhanced. These include leisure and cultural facilities, which contribute to the attraction of the town for both residents and visitors. West Berkshire Council's online map records the Ground as a cultural facility (extract below).

CS18: ***Developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted.*** The Football Ground is listed as Green Infrastructure under paragraph 5.124 (outdoor facilities) and specifically under paragraph 5.129. It is germane that the national definition of a playing field by Sport England is the sum of its parts including playing pitch, lighting, clubhouse, stand/stadia and changing facilities. Demolition is an act of development as defined in paragraph 55 (1) "development," means the carrying out of building...operations; (1A)(a) of the Town & Country planning Act 1990 "For the purposes of this Act "building operations " includes Demolition of buildings".



Yours faithfully,

Comments from your system.