

Miss Stephanie Gray
Turnberry Consulting Ltd
41-43 Maddox Street
London
W1S 2PD

Letter Printed 21 July 2015

FOR DECISION DATED
21 July 2015

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 15/1691/FUL
Your ref: RFU Perimeter Fencing
Our ref: DC/ROM/15/1691/FUL
Applicant:
Agent: Miss Stephanie Gray

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **22 April 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA

for

Installation of security upgrades comprising the erection of peripheral and inner ticketing fencing, 3 No.new turnstiles and CCTV.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **REFUSED** subject to the reasons and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 15/1691/FUL

APPLICANT NAME

C/O Agent

AGENT NAME

Miss Stephanie Gray
41-43 Maddox Street
London
W1S 2PD

SITE

Twickenham Rugby Football Union Stadium 200 Whitton Road Twickenham TW2 7BA

PROPOSAL

Installation of security upgrades comprising the erection of peripheral and inner ticketing fencing, 3 No.new turnstiles and CCTV.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U86458	Reason 1 - MOL and public benefit
U86459	Reason 2 - Biodiversity

INFORMATIVES

U93718	Decision drawing numbers ~~
U93717	NPPF REFUSAL- Para. 186 and 187

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U86458 Reason 1 - MOL and public benefit

The proposed western boundary fencing, by virtue of its unsuitable siting, height and form, would unreasonably encroach into Metropolitan Open Land to the detriment of the character and openness of that land as well as restricting public access along the river towpath. As such, the proposal is contrary to the Council's Local Development Framework, particularly policies CP7 and CP10 of the Core Strategy 2009; as well as DM DC 1 and DM OS 2 of the Development Management Plan 2011.

U86459 Reason 2 - Biodiversity

A lack of information has been provided to ensure that the scheme would not have a detrimental impact on local biodiversity, in an area known for potential habitats of protected species, including water voles and bats. As such, the proposal is contrary to the Council's Local Development Framework, particularly policies CP4 of the Core Strategy 2009; and DM OS 5 of the Development Management Plan 2011.

DETAILED INFORMATIVES

U93718 Decision drawing numbers ~~

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 11585_A04.1-001_P1, 11585_A04.1-003_P1, SEC-358-B, BETAFENCE 'Securifor® 358 / Super 6' Specification, KENTAUR TURNSTILES AND FULL HEIGHT GATES Specification received on 22 April 2015.

U93717 NPPF REFUSAL- Para. 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a pre-application and duty officer service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner

In this instance:

- o The applicants did not seek pre-application advice, and the scheme was found to be contrary to policy and guidance. The Council's recommendations for amendments were not followed, and therefore the application was subsequently refused. The Council is ready to enter into discussions to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
15/1691/FUL
