

Application reference: 15/1691/FUL
ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
22.04.2015	22.04.2015	17.06.2015	17.06.2015

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.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

C/O Agent

AGENT NAME

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

DC Site Notice: printed on 21.05.2015 and posted on 29.05.2015 and due to expire on 19.06.2015

Consultations:

Internal/External:

Consultee

14D Urban D

Expiry Date

04.06.2015

Neighbours:

221 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Flat 1, 177 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Flat 2, 177 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Virgin Active Health Club, 196 Whitton Road, Twickenham, TW2 7BA, - 21.05.2015
 Room 6, 189 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Room 5, 189 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Room 7, 189 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Room 3, 189 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Room 2, 189 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 Room 1, 189 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
 London Marriott Hotel Twickenham, 198 Whitton Road, Twickenham, TW2 7BA, - 21.05.2015
 Ground Floor Flat, 148 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 Ground Floor Flat, 230 Whitton Road, Twickenham, TW2 7RE - 21.05.2015
 Top Flat, 230 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
 Maisonette First And Second Floor, 148 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 Flat 1, 144 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 The Orchard, Rugby Road, Twickenham, TW1 1DG - 21.05.2015
 Conference Centre RFU Offices, 200 Whitton Road, Twickenham, TW2 7BA, - 21.05.2015
 Flat 2, 144 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 179A Whitton Road, Twickenham, TW2 7QZ - 21.05.2015
 159B Whitton Road, Twickenham, TW2 7QU - 21.05.2015
 152 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 150 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 1 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
 Flat 4, 144 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 Flat 3, 144 Whitton Road, Twickenham, TW1 1DE - 21.05.2015
 20 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
 2 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
 19 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015

18 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
17 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
16 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
15 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
14 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
13 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
12 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
11 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
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5 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
4 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
3 Rugby Road, Twickenham, TW1 1DG, - 21.05.2015
169A Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
234 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
228 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
224 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
222 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
219 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
201 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
195 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
189 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
147 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
11 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
9 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
6 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
4 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
2 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
Chase Bridge School, Kneller Road, Twickenham, TW2 7DE, - 21.05.2015
159A Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
199 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
169 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
236 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
232 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
226 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
225 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
223 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
220 Whitton Road, Twickenham, TW2 7RE, - 21.05.2015
217 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
215 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
211 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
209 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
207 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
205 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
203 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
197 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
193 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
191 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
183 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
181 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
179 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
175 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
173 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
171 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
167 Whitton Road, Twickenham, TW2 7QZ, - 21.05.2015
165 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
163 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
161 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
157 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
155 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
153 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
146 Whitton Road, Twickenham, TW1 1DE, - 21.05.2015
149 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
151 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015

145 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
 143 Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
 143A Whitton Road, Twickenham, TW2 7QU, - 21.05.2015
 Telecommunications Mast Roof Top (TW0069), Twickenham Rugby Football Union Stadium, 200 Whitton Road, Twickenham, TW2 7BA, - 21.05.2015
 1 Tayben Avenue, Twickenham, TW2 7RA, - 21.05.2015
 12 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
 10 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
 8 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
 7 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
 5 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
 3 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015
 1 Butterfield Close, Twickenham, TW1 1DX, - 21.05.2015

History: Development Management, Appeals, Building Control, Enforcements:

Development Management Application:00/0315
 Status: GTD
 Date:28/02/2000 Sponsors Lift Shaft Advertisement Banners Fixed To Existing Frames On The Lift Shaft.

Development Management Application:00/1098
 Status: WTD
 Date:05/07/2001 Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Three Concerts To Be Staged At Twickenham Stadium Between June And October (inclusive) Within Any Calendar Year.

Development Management Application:00/1099
 Status: PDE
 Date:01/06/2000 Use Of Twickenham Stadium As A Concert Hall For The Holding Of Musical Concerts Open To The Public (within Use Class D2).

Development Management Application:00/1601
 Status: GTD
 Date:02/08/2000 Siting Of Big Screen Structure And Supporting Platform.

Development Management Application:01/0854
 Status: REF
 Date:24/07/2001 3 No. Illuminated Signs At Roof Level On The West, North And East Stands.

Development Management Application:01/2344
 Status: GTD
 Date:17/10/2001 Erection Of A New 4 Bay Ticket Gate To Match Existing Ticket Gates And Modification To Existing Ticket Gate To Replace Existing Ticket Sales Office With 3 Additional 'bays'.

Development Management Application:01/2400
 Status: GTD
 Date:23/10/2001 Proposed 2 Temporary Buildings For Use Ancillary To Main Stadium, Provision For Motor Cycle And Bicycle Parking.

Development Management Application:01/2793
 Status: RNO
 Date:26/11/2001 Proposed Temporary Building For Ticket Sales And Collection.

Development Management Application:01/3353
 Status: GTD
 Date:22/02/2002 Installation Of New Lobby Entrance To Restaurant With Glazed Wall At

Mezzanine Level And Extension Of Existing Plant Platform.

Development Management
Status: GTD
Date:16/06/2004

Application:02/2759

A) Development Of The Existing South Stand To Provide A New Spectator Stand, An Rfu Shop, Ticket Sales Facilities, Hotel, Exhibition And Conference Centre, Replacement Office Accommodation For The Rfu, Health And Fitness Club And Basement C

Development Management
Status: WNA
Date:24/10/2002

Application:02/2986

Use Of Invincibles Restaurant, East Stand For The Conduct Of Civil Weddings.

Development Management
Status: GTD
Date:13/03/2003

Application:02/2658

Erection Of A Pole Mounted Display Box.

Development Management
Status: GTD
Date:07/07/2003

Application:03/1727/TEL

Installation On Main Roof Level Of Building Of Seven Equipment Cabinets Required In Connection With Mobile Phone Base Station.

Development Management
Status: GTD
Date:15/04/2004

Application:04/0604/TEL

Installation Of Five Panel Antennas, Four Pole Mounted 600mm Dish Antennas And Six Equipment Cabinets To Be Located On The Rooftop Of The Building, Together With One Meter Cabinet Located At Ground Level.

Development Management
Status: GTD
Date:08/06/2004

Application:04/0604/DD01

Details Pursuant To Condition Tel03 (colour) Of Planning Permission 04/0604/tel.

Development Management
Status: PCO
Date:09/02/1989

Application:88/2796/FUL

Demolition Of Staff Cottage And Erection Of Two Storey Building For Maintenance And Storage Purposes

Development Management
Status: PCO
Date:08/09/1989

Application:89/0262/DD01

Redevelopment Of North Stand. (details Pursuant To Condition 30 (means Of Enclosure) Of Planning Permission 89/0262 Dated 25/5/89).

Development Management
Status: GTD
Date:27/03/1989

Application:89/0262/FUL

Redevelopment Of The North End To Provide A New Spectator Stand Including Associated Facilities And External Works.

Development Management
Status: GTD
Date:27/12/1990

Application:89/0262/DD02

Details Pursuant To Condition (b) (turnstiles And Perimeter Fencing) Of Planning Permission 89/0262 Dated 25/5/89.

<u>Development Management</u> Status: PCO Date:02/04/1990	Application:90/0283/FUL Provision Of Exit Staircases And Landings From South And North Ends Of West Stand.
<u>Development Management</u> Status: PCO Date:27/09/1990	Application:90/1420/FUL Provision Of One Additional Level Of Boxes On The S.w And S.e Corners Of Concourse Area And Increase Width Of Boxes In S.w Corner By 6.0 Meters.
<u>Development Management</u> Status: PCO Date:02/10/1990	Application:90/1421/FUL Provision Of Tv And Radio Commentary Positions Suspended From The West Stand Upper Deck Balustrade & To Include Electronic Scoreboard & Tv Camera Positions.
<u>Development Management</u> Status: PCO Date:21/08/1990	Application:90/1177/FUL Formation Of New Door Opening Into New Reception On North West Elevation And Erection Of New External Canopy.
<u>Development Management</u> Status: GTD Date:07/05/1992	Application:90/1484/FUL Redevelopment Of East Side Of Rugby Ground To Provide New Spectator Stand , Including Associated Facilities And External Works.
<u>Development Management</u> Status: PCO Date:24/10/1990	Application:90/1573/FUL Erection Of Single Storey Unit To Provide Meeting Rooms, Offices, Kitchenette, Toilets & Reception Area.
<u>Development Management</u> Status: GTD Date:27/12/1990	Application:90/2096/FUL Erection Of A Single Storey Unit To Provide Meeting Rooms Offices Kitchenette Toilets And Reception For 5 Years Minimum.
<u>Development Management</u> Status: GTD Date:13/08/1991	Application:91/1236/FUL Erection Of A Four Bay Modular Building To Provide Shop, Office, W.c & Store Room.
<u>Development Management</u> Status: PCO Date:18/10/1991	Application:91/1464/FUL Repositioning Of Gate 8 Of Office Car Park.
<u>Development Management</u> Status: GTD Date:23/01/1992	Application:91/2273/FUL Repositioning Of 'adda' Office Units.
<u>Development Management</u> Status: GTD Date:15/04/1992	Application:91/2331/FUL Relocation Of Workshop Block.
<u>Development Management</u>	Application:92/0113/FUL

Status: GTD Date:02/03/1992	Erection Of Two Portable Buildings Interlinked To Provide Storage Space For The Rfu Shop.
<u>Development Management</u> Status: GTD Date:28/05/1992	Application:92/0453/FUL Provision Of Additional Floor Space At Roof Level Of Existing Offices.
<u>Development Management</u> Status: GTD Date:17/03/1993	Application:93/0160/FUL Erection Of A Media Facility At The Rear Of The Middle Tier With Press Desks Within The Spectator Seating Area And Writing, Relaxation Areas Constructed On The Existing Slab At Level 4a.
<u>Development Management</u> Status: GTD Date:24/03/1993	Application:93/0174/FUL Removal Of Existing Grass Footpath From Temporary Footbridge And Replace With Tarmac And Provision Of Hardstanding For Coaches At West Car Park Site.
<u>Development Management</u> Status: GTD Date:19/11/1993	Application:93/0455/FUL Redevelopment Of The West Side To Provide A New Spectator Stand, New Accommodation, Associated Facilities And External Works.
<u>Development Management</u> Status: GTD Date:06/07/1993	Application:93/0808/FUL Amendment To The Number And Location Of Ticket Gates On Rugby Road As Approved In Planning Consent Ref 90/1484/ful Dated 7/5/92.
<u>Development Management</u> Status: GTD Date:20/06/1994	Application:94/1185/FUL Amendment To Planning Permission Dated 7th May 1992 For The Redevelopment Of The East Side Of The Rugby Ground To Provide A New Spectator Stand With Associated Facilities And External Works; Provision Of A Disabled Spectators Area At The Re
<u>Development Management</u> Status: GTD Date:02/11/1995	Application:93/0455/DD01 Details Pursuant To Condition La11(landscaping) Attached To Planning Consent 93/0455 Dated 19.11.93 For The Erection Of A New Spectator Stand New Accommodation And Associated Facilities And External Works
<u>Development Management</u> Status: GTD Date:20/03/1995	Application:95/0457/ADV Erection Of Internally Illuminated Box Sign
<u>Development Management</u> Status: ARD Date:21/03/1996	Application:96/0254/ADV Erection Of Various Illuminated And Non Illuminated Signs
<u>Development Management</u> Status: REF Date:28/03/1996	Application:96/0578/ADV Erection Of 12 Non Illuminated And Illuminated Poster Cases

<u>Development Management</u> Status: GTD Date: 16/08/1996	Application: 96/1696/ADV Erection Of 12 Illuminated Poster Cases
<u>Development Management</u> Status: GTD Date: 02/08/1996	Application: 96/1748/ADV Erection Of Two Non Illuminated Single Sided Fence Mounted Signs And One Non Illuminated Double Sided Pole Mounted Sign
<u>Development Management</u> Status: GTD Date: 04/11/1996	Application: 96/2862/FUL Demolition Of An Existing Ticket Office At 202 Whitton Road And The Erection Of A New Ticket Office And Associated External Works At The Same Site
<u>Development Management</u> Status: GTD Date: 18/03/1997	Application: 97/0004 Relocation Of Four Bay Modular Building In The North Car Park To Be Used As A Non Match Day Send Out Office And Match Day Photographers' Wire Room.
<u>Development Management</u> Status: GTD Date: 19/02/1998	Application: 97/2785 Erection Of Perimeter Lighting To Provide Emergency Lighting On The Concourse And At Emergency Egress Points.
<u>Development Management</u> Status: GTD Date: 30/03/1998	Application: 98/0148 Change Of Use To Enable First Floor Office Accommodation To Be Used For Occasional Corporate Hospitality, Ground Floor To Remain As Offices.
<u>Development Management</u> Status: GTD Date: 25/08/1998	Application: 98/1529 Installation Of Security Gatehouse At Gate 7.
<u>Development Management</u> Status: REF Date: 20/04/1999	Application: 99/0089 Change Of Use To Allow For A Pavarotti Concert Performance On Saturday 19 June 1999.
<u>Development Management</u> Status: GTD Date: 10/02/1999	Application: 99/0241 Alterations And Installation Of Atm Machine.
<u>Development Management</u> Status: WNA Date: 12/05/1999	Application: 99/0765 Erection Of Four Lift Shaft Banners Attached To Exterior Of Stadium.
<u>Development Management</u> Status: GTD Date: 06/10/1999	Application: 99/1916 Erection Of New Signage To Upgrade And Improve The Information And Directorial Signs.

<u>Development Management</u> Status: GTD Date: 31/01/2000	Application: 99/3134 Provision Of Lift Shaft Banners For The Period Of 1/2/2000 To 8/3/2000.
<u>Development Management</u> Status: GTD Date: 07/02/2000	Application: 99/3100 Temporary Permission For Big Screen And Supporting Structure At South East Corner.
<u>Development Management</u> Status: REF Date: 15/12/1981	Application: 81/1332 Use of North Car Park of the Rugby Football Union ground as a Sunday Market with the west and east car parks for associated parking purposes.
<u>Development Management</u> Status: GTD Date: 27/12/1990	Application: 89/0262/DD2 Details pursuant to Condition (b) (turnstiles & perimeter fencing) of planning permission 89/0262 dated 25.5.89.
<u>Development Management</u> Status: GTD Date: 23/08/1989	Application: 89/0262/DD1 Redevelopment of North Stand (Details pursuant to condition 30 (means of enclosure) of planning permission 89/0262.
<u>Development Management</u> Status: GTD Date: 23/03/1988	Application: 88/0380 Erection of 3 No. sets of temporary hospitality boxes with supporting structures.
<u>Development Management</u> Status: GTD Date: 18/02/2005	Application: 04/2389/FUL Variation Of Planning Application 02/2759/FUL Granted Permission On 22.06.04 To Comprise: a) Development Of The Existing South Stand To Provide A New Spectator Stand, RFU Store, Ticket Sales Facilities, Hotel, Health And Fitness Club Multi- Functional Conference, Banqueting And Corporate Hospitality Facilities, New RFU Offices And Designated Car Parking In West Car Park And New Vehicular Access To Serve Hotel From Rugby Road. b) Erection Of 2 Blocks Comprising 24 Residential Units With New Access Onto Rugby Road. c) Associated Development Including Modifications To Existing Vehicular And Pedestrian Accesses And Provision Of A New Security Gate, Ticket Gates And Perimeter Fencing.
<u>Development Management</u> Status: GTD Date: 17/12/2004	Application: 04/3403/ADV Erection of 4 No. Non-illuminated Banners Fixed To Stairwells.
<u>Development Management</u> Status: GTD Date: 31/03/2005	Application: 04/4102/ADV Proposed Erection Of 68 No. Non Illuminated Single Panels To Roof For A Temporary Period Of 5 Years
<u>Development Management</u> Status: GTD Date: 13/05/2005	Application: 05/0573/FUL Proposal to erect a two storey office building in the North car park for a period of two years

<u>Development Management</u> Status: GTD Date:02/06/2005	Application:05/0775/FUL Amendment Of Condition 3 Of Planning Permission 00/1098/FUL Dated 2 October 2001 To Allow Staging Of Two Concerts On 18 And 19 Of June 2005 For A Maximum Audience Per Concert Of 55,000 People (Increase From 50,000).
<u>Development Management</u> Status: GTD Date:15/09/2005	Application:05/2334/FUL Buildings for utility services ancillary to the south stand redevelopment.
<u>Development Management</u> Status: GTD Date:21/10/2005	Application:05/2334/DD01 Details pursuant to condition BD12 (in part), (materials) of application 05/2334/FUL granted 15.09.05.
<u>Development Management</u> Status: GTD Date:18/04/2006	Application:06/0154/FUL Variation Of Condition 3 Of Planning Permission 00/1098/FUL Dated 2 October 2001 To Increase The Maximum Capacity Of Concerts From 50,000 to 55,000 Persons.
<u>Development Management</u> Status: GTD Date:29/09/2006	Application:06/2849/ADV Renewal Of Advert Consent Ref 04/3403/ADV Dated 17.12.2004 For Erection of 4 No. Non-illuminated Banners Fixed To Stairwells For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date:27/10/2006	Application:04/2389/DD01 Details Pursuant To Conditions U02812 (Brickwork) and U02814 (External Surfaces) Of Planning Permission 04/2389/FUL Dated 18.02.2005.
<u>Development Management</u> Status: GTD Date:13/12/2006	Application:06/3036/FUL Temporary Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Five Concerts To Be Staged At Twickenham Stadium Between June And October (Inclusive) Within The Calendar Year 2007 Only.
<u>Development Management</u> Status: REF Date:11/04/2007	Application:04/2389/DD02 Details Pursuant To Conditions U02843 (Surface Water Drainage Works) And U02844 (Drainage System Construction) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005.
<u>Development Management</u> Status: GTD Date:28/02/2007	Application:06/3036/DD01 Details Pursuant To Condition U12308 (Section 106) Of Planning Application Ref No: 06/3036/FUL Granted 13.12.2006.
<u>Development Management</u> Status: GTD Date:18/05/2007	Application:06/3036/DD02 Details Pursuant To Condition U12359 (Concert Dates) Of Planning Application Ref No: 06/3036/FUL Approved 13th December 2006.

<u>Development Management</u> Status: REF Date: 15/06/2007	Application: 04/2389/DD03 Details Pursuant To Conditions U02843 (Surface Water Drainage Works), U02844 (Drainage System Construction) And U23475 (Special Pollution Control) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005.
<u>Development Management</u> Status: GTD Date: 01/09/2008	Application: 07/1861/FUL Proposed revised elevation treatment to previously approved application no 04/2389/FUL Dated 18.02.2005.
<u>Development Management</u> Status: GTD Date: 23/10/2007	Application: 04/2389/DD04 Partial Discharge of Details Pursuant To Condition U02825 (Landscaping Required - Hard) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005.
<u>Development Management</u> Status: GTD Date: 25/08/2011	Application: 04/2389/DD05 Details Pursuant To Conditions U02843 (surface water drainage works) and U02844 (drainage system construction) Of Planning Application Ref: 04/2389/FUL Granted 18.02.2005. (Corrected description)
<u>Development Management</u> Status: GTD Date: 01/05/2008	Application: 07/3802/FUL Temporary change of use for up to one year to permit the erection of temporary seating and staging structures and the staging of up to five concerts between June and October of each year on Saturdays, Sundays and Bank Holidays only.
<u>Development Management</u> Status: GTD Date: 11/03/2008	Application: 04/2389/DD06 Details Pursuant To Condition U02838 (Air conditioning/boiler flue)
<u>Development Management</u> Status: GTD Date: 16/04/2008	Application: 08/0685/ADV Erection of 4No. Non-illuminated Mesh Banners Fixed To Stairwells For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date: 13/08/2008	Application: 04/2389/DD07 Details pursuant to condition U02850 (Signage) of planning application 04/2389/FUL approved 18/02/2005.
<u>Development Management</u> Status: WDN Date: 02/08/2011	Application: 08/2816/COU Temporary change of use for 2010 to permit the erection of temporary seating and staging structures and the staging of up to 5 concerts between June and October 2010 with a maximum number of 4 concerts taking place on weekends (Revised Description).
<u>Development Management</u> Status: WDN Date: 10/12/2009	Application: 08/4394/FUL Redevelopment Of The Site To Provide 3 Blocks Of Flats Comprising Of 120 Residential Units; Car Parking for 80 Vehicles, Landscaping And Creation Of

Two Additional Vehicular And Pedestrian Access Points Onto Rugby Road.

<u>Development Management</u> Status: GTD Date:01/10/2009	Application:09/2101/ADV Erection Of A Banner for a 1 year period (August 2009 to October 2010)
<u>Development Management</u> Status: GTD Date:22/10/2009	Application:09/2301/FUL Erection Of A Five Figure Sculpture Group.
<u>Development Management</u> Status: GTD Date:26/01/2010	Application:09/2301/DD01 Details Pursuant To Condition U28443 (Details To Specified Scale) and U28444 (Details - materials to be approved) Of Planning Permission 09/2301/FUL Dated 22/10/2009.
<u>Development Management</u> Status: REF Date:12/04/2010	Application:09/3273/FUL Redevelopment of land to rear of Stadium to provide 115 residential units in 3 blocks, car parking for 93 vehicles, associated landscaping works and creation of 2 additional vehicular and pedestrian access points onto Rugby Road.
<u>Development Management</u> Status: GTD Date:15/02/2010	Application:04/2389/DD08 Details pursuant to condition U02832 (Cycle parking) of planning application 04/2389/FUL approved 18/02/2005.
<u>Development Management</u> Status: GTD Date:03/03/2010	Application:10/0037/ADV Erection of 4 No.Non-illuminated Mesh Banners Fixed To Stairwells For A Period Of 5 Years.
<u>Development Management</u> Status: GTD Date:05/03/2010	Application:04/2389/NMA Variation Of Planning Application 02/2759/FUL Granted Permission On 22.06.04 To Comprise: a) Development Of The Existing South Stand To Provide A New Spectator Stand, RFU Store, Ticket Sales Facilities, Hotel, Health And Fitness Club Multi- Functional Conference, Banqueting And Corporate Hospitality Facilities, New RFU Offices And Designated Car Parking In West Car Park And New Vehicular Access To Serve Hotel From Rugby Road. b) Erection Of 2 Blocks Comprising 24 Residential Units With New Access Onto Rugby Road. c) Associated Development Including Modifications To Existing Vehicular And Pedestrian Accesses And Provision Of A New Security Gate, Ticket Gates And Perimeter Fencing. (Replacement of four no aluminium framed windows with four no louvre panels of the same size and replacement of two painted timber finish doors with two number aluminium coloured of the same size)
<u>Development Management</u> Status: GTD Date:13/08/2010	Application:10/1849/VRC Variation to condition U09030 (Concerts) of planning permission 06/0154/FUL dated 18 April 2006 to increase the stadium capacity from 55,000 to 60,000 for 1 no. Help for Heroes charity concert to be held 12th September.

Development Management
Status: GTD
Date:20/09/2010

Application:09/2301/NMA

Reduction in area of green paving, amendments of lighting design from 3 no. uplighters of 210W overall to 11 no. uplighters of 210W overall, addition of 2no. bronze plaques (Application previously approved under 09/2301/FUL for Erection Of A Five Figure Sculpture Group).

Development Management
Status: GTD
Date:29/03/2012

Application:11/2430/FUL

Temporary Change Of Use And Erection Of Temporary Seating And Staging Structures To Permit Up To Five Concerts To Be Staged At Twickenham Stadium Within The Calendar Year 2012 Only. Concerts To Be Staged On Weekends and Bank Holidays Only.

Development Management
Status: WNA
Date:26/01/2012

Application:11/4168/FUL

Written approval for the erection of a marquee to remain in situ from 11th February 2012 to 24th March 2012, for use on 2 occasions (Saturday 25th February 2012 and Saturday 17th March 2012) in accordance with the requirements of the S106 Agreements relating to planning applications 96/2776/FUL and 04/2389/FUL.

Development Management
Status: WNA
Date:23/05/2012

Application:12/0621/FUL

Provision of additional lighting to existing sculpture comprising floodlight mounted on the existing street column at high level, projecting the light beam downwards.

Development Management
Status: GTD
Date:13/07/2012

Application:11/4079/DD01

Details pursuant to condition U49568 (Contamination) of planning permission 11/4079/FUL.

Development Management
Status: GTD
Date:06/03/2013

Application:12/2990/FUL

Temporary change of use and erection of temporary seating and stage structures to permit up to five concerts to be staged at Twickenham Stadium during 2013 only, concerts to be staged on weekends and bank holidays only.

Development Management
Status: GTD
Date:14/03/2013

Application:13/0269/FUL

External alterations to west stand to include new and replacement glazing, new louvre screening and external lobby.

Development Management
Status: GTD
Date:07/05/2014

Application:13/2130/FUL

Proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works, and removal of outer fence line along western boundary.

Development Management
Status: GTD
Date:14/11/2014

Application:13/4722/ADV

Various signage including 54 No.non-illuminated signs to external pillars, 5 No.non-illuminated turnstile signs, 1 No.high-level halo-illuminated Twickenham Stadium sign to south east spiral, 1 No.high-level non-

illuminated South sign to south west spiral and 4 No. non-illuminated lift shaft signs.

<u>Development Management</u> Status: REF Date: 03/03/2014	Application: 14/0220/ADV Erection of various wayfinding and event advertisement signs.
<u>Development Management</u> Status: REF Date: 14/11/2014	Application: 14/1265/ADV Proposed temporary wayfinding and event signage.
<u>Development Management</u> Status: GTD Date: 24/09/2014	Application: 13/2130/DD01 Details pursuant to condition DV49 (Construction Method Statement) of planning permission 13/2130/FUL dated 07/05/14.
<u>Development Management</u> Status: GTD Date: 14/10/2014	Application: 13/2130/DD02 Details pursuant to condition U70752 (Foul & surface water disposal) of planning permission 13/2130/FUL dated 07/05/14.
<u>Development Management</u> Status: GTD Date: 27/02/2015	Application: 14/4196/FUL The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.
<u>Development Management</u> Status: GTD Date: 27/02/2015	Application: 14/4197/FUL The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium.
<u>Development Management</u> Status: GTD Date: 21/01/2015	Application: 14/4469/FUL Installation of Wi-Fi equipment comprising 14 no. Access Points and associated 5m poles, 9 no. Access Points on existing lighting columns and 2 no. Data Cabinets with associated cabling and duct work.
<u>Development Management</u> Status: GTD Date: 10/03/2015	Application: 15/0328/FUL External alterations comprising installation of 6 no. Louvre Panels to the west corner of the South Stand and the installation of an internal air handling unit.
<u>Development Management</u> Status: PCO Date:	Application: 15/1184/FUL The erection of temporary supporting facilities at Twickenham Stadium to support the hosting of the Rugby World Cup 2015 Tournament to include turnstiles in south west corner facing Whitton Road, gantries and perimeter fencing to create a secure ticket line at the site, temporary surfacing adjacent to the turnstiles, food and beverage outlets, a temporary pedestrian bridge across the Duke of Northumberland River to connect with the required broadcast compound located at Cardinal Vaughan.
<u>Development Management</u> Status: PCO Date:	Application: 15/1309/VRC Application to vary conditions U80984 (10 Match Days Only) to allow 2 test matches to be held on 15th August 2015 and 5th September 2015 and to

allow the transport measures set out in condition U80997 Transport Measures (GRAMPIAN) to be provided prior to the commencement of use of the structures previously approved under ref: 14/4197/FUL

U80984 & U80997 attached to Planning Permission ref: 14/4197/FUL

<u>Development Management</u> Status: PCO Date:	Application:15/1310/VRC Application to vary condition U80997 Transport Measures (GRAMPIAN) to allow the transport measures to be provided prior to the commencement of use of the structures previously approved under ref: 14/4197/FUL (see covering letter) Application to vary condition U80981 (Transport Measures) attached to Planning Permission ref: 14/4196/FUL.
<u>Development Management</u> Status: INSFEE Date:	Application:14/4197/NMA
<u>Development Management</u> Status: PCO Date:	Application:15/1691/FUL Installation of security upgrades comprising the erection of peripheral and inner ticketing fencing, 3 No.new turnstiles and CCTV.
<u>Development Management</u> Status: PCO Date:	Application:14/4196/DD01 Details pursuant to condition U80969 (Materials) of planning permission 14/4196/FUL dated 27/02/15.
<u>Development Management</u> Status: PCO Date:	Application:14/4197/DD01 Details pursuant to condition U80990 (Delivery and Servicing Plan) of planning permission 14/4197/FUL dated 27/02/15.
<u>Development Management</u> Status: PCO Date:	Application:14/4196/DD02 Details pursuant to condition U80974 (Delivery and Service Plan) of planning permission 14/4196/FUL dated 27/02/15.
<u>Development Management</u> Status: REC Date:	Application:15/2032/DD00 The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium
<u>Development Management</u> Status: REC Date:	Application:15/2068/DD00 The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium
<u>Development Management</u> Status: REC Date:	Application:15/2069/DD00 The use and erection of temporary structures for the purposes of hosting the Rugby World Cup 2015 Tournament at Twickenham Stadium

Appeal Change Of Use And Erection Of Temporary Seating And Staging Structures
Validation Date: To Permit Up To Three Concerts To Be Staged At Twickenham Stadium
03.07.2000 Between June And October (inclusive) Within Any Calendar Year.
Reference:
00/1098

Appeal Development Appeal
Validation Date:
22.06.2000
Reference:
00/1099

Appeal Redevelopment of land to rear of Stadium to provide 115 residential units in 3
Validation Date: blocks, car parking for 93 vehicles, associated landscaping works and
07.07.2010 creation of 2 additional vehicular and pedestrian access points onto Rugby
Reference: Road.
10/0078/AP/REF

Appeal Redevelopment of land to rear of Stadium to provide 115 residential units in 3
Validation Date: blocks, car parking for 93 vehicles, associated landscaping works and
07.07.2010 creation of 2 additional vehicular and pedestrian access points onto Rugby
Reference: Road.
10/0079/AP/REF

Building Control Alterations to museum and shop entrance east stand level 1.
Deposit Date:
19.01.2000
Reference:
99/2201/1/FP

Building Control Temporary hospitality accommodation
Deposit Date:
27.01.2000
Reference:
00/0162/FP

Building Control Temporary hospitality accommodation
Deposit Date:
10.04.2000
Reference:
00/0162/1/FP

Building Control Permanent big screen installation platform.
Deposit Date:
07.07.2000 COMMENTS: NB Contact is Mr T House
Reference:
00/1330/FP

Building Control Permanent big screen installation platform.
Deposit Date:
02.10.2000
Reference:
00/1330/1/FP

Building Control Temporary hospitality accommodation - north river suite & front lawns
Deposit Date:
09.11.2000
Reference:
00/2090/FP

<u>Building Control</u> Deposit Date: 04.10.2001 Reference: 01/1690/FP	Alterations to Gate H and provision of wc accommodation West and East stand levels one and three.
<u>Building Control</u> Deposit Date: 24.09.2001 Reference: 01/1764/FP	Single storey marquee to the 'Lawns' and two storey marquees to the riverside.
<u>Building Control</u> Deposit Date: 26.10.2001 Reference: 01/1992/FP	Mezzanine floor to North Stand Hospitality area.
<u>Building Control</u> Deposit Date: 03.12.2001 Reference: 01/1690/1/FP	Alterations to Gate H and provision of wc accommodation West and East stand levels one and three.
<u>Building Control</u> Deposit Date: 05.12.2001 Reference: 01/2237/FP	Provision of air conditioning to the West Stand and East Stand museum.
<u>Building Control</u> Deposit Date: 18.02.2002 Reference: 02/0306/FP	Erection unmanned radio base station
<u>Building Control</u> Deposit Date: 13.02.2002 Reference: 02/0270/FP	Installation additional water storage tanks to east lift towers, including steel supports
<u>Building Control</u> Deposit Date: 06.02.2002 Reference: 01/2237/1/FP	Provision of air conditioning to the West Stand and East Stand museum.
<u>Building Control</u> Deposit Date: 13.08.2002 Reference: 02/1550/FP	Cellular radio base station.
<u>Building Control</u> Deposit Date: 12.09.2002 Reference: 02/1735/FP	Extend internally retail area, alterations to stock and office areas and associated services, etc.
<u>Building Control</u> Deposit Date: 24.10.2002 Reference: 02/1550/1/FP	Cellular radio base station.

<u>Building Control</u> Deposit Date: 08.01.2003 Reference: 02/0306/1/FP	Erection unmanned radio base station
<u>Building Control</u> Deposit Date: 02.08.1991 Reference: 91/0686/1/FP	Temporary restaurant below North Stand
<u>Building Control</u> Deposit Date: 04.07.1991 Reference: 91/0699/FP	Pre-fabricated single storey 4 bay span building
<u>Building Control</u> Deposit Date: 31.07.1991 Reference: 91/0808/1/FP	Temporary tented structure for media accommodation at the Rugby World Cup
<u>Building Control</u> Deposit Date: 24.12.1991 Reference: 91/1375/FP	Two pre-fabricated interlinked rovacabins
<u>Building Control</u> Deposit Date: 24.12.1991 Reference: 91/1358/FP	Pre-fabricated single storey office accommodation
<u>Building Control</u> Deposit Date: 10.01.1992 Reference: 91/1322/1/FP	Visitors' viewing platform at south-west corner of ground
<u>Building Control</u> Deposit Date: 28.02.1992 Reference: 92/0259/FP	New storage facility in the north stand
<u>Building Control</u> Deposit Date: 21.04.1992 Reference: 92/0301/1/FP	Construction of new East Stand
<u>Building Control</u> Deposit Date: 21.02.1992 Reference: 92/0232/FP	Relocation of existing workshop block
<u>Building Control</u> Deposit Date: 17.12.1992 Reference: 92/1315/1/FP	Construction of storage areas at ground level within the new east stand

<u>Building Control</u> Deposit Date: 12.01.1993 Reference: 93/0028/FP	New camera platform (East Stand)
<u>Building Control</u> Deposit Date: 14.01.1993 Reference: 93/0033/FP	To install a pre-fabricated sales kiosk on the south-west concourse
<u>Building Control</u> Deposit Date: 05.02.1993 Reference: 93/0132/FP	Construction of a press centre at level 4A within the new East Stand
<u>Building Control</u> Deposit Date: 07.05.1993 Reference: 93/0453/FP	Installation of electronic scoreboards on pitch side of North and South Stands
<u>Building Control</u> Deposit Date: 26.07.1993 Reference: 93/0802/FP	Office reorganisation
<u>Building Control</u> Deposit Date: 09.11.1993 Reference: 93/1068/FP	Construction of long bars within East Stand (Level 2)
<u>Building Control</u> Deposit Date: 26.10.1993 Reference: 93/1178/FP	Construction of fast food area within East stand at level 2
<u>Building Control</u> Deposit Date: 08.12.1993 Reference: 93/1397/FP	Provision of temporary TV studio facility for use at major matches
<u>Building Control</u> Deposit Date: 29.03.1994 Reference: 94/0398/FP	Construction of new West Stand
<u>Building Control</u> Deposit Date: 07.01.1994 Reference: 94/0070/FP	Partition existing area into three rooms - two bar areas and a beer cellar.
<u>Building Control</u> Deposit Date: 08.02.1994 Reference: 94/0210/FP	North Stand Level 1. Partition existing East refreshment area into two rooms - one bar and a beer cellar.

<u>Building Control</u> Deposit Date: 18.05.1994 Reference: 94/0669/FP	Removal of south ring bench seating and extend South Stand lower tier by four rows of seats.
<u>Building Control</u> Deposit Date: 19.05.1994 Reference: 94/0670/FP	Level 1 fit out of West Stand to provide changing room facilities
<u>Building Control</u> Deposit Date: 16.06.1994 Reference: 94/0820/FP	Internal fit-out of existing East Stand to form retail shop with office & stock area 2 Restaurant & kitchen
<u>Building Control</u> Deposit Date: 05.08.1994 Reference: 94/1101/FP	Provision of toilets in RFU museum store in South Stand
<u>Building Control</u> Deposit Date: 20.09.1994 Reference: 94/1326/FP	Fitting out of stewards' room in North Stand
<u>Building Control</u> Deposit Date: 12.12.1994 Reference: 94/1756/FP	BBC TV studio on Level 3 of the West Stand
<u>Building Control</u> Deposit Date: 18.01.1995 Reference: 94/1582/1/FP	Construction and fitting out of restaurant area to seat 250
<u>Building Control</u> Deposit Date: 19.01.1995 Reference: 94/1755/1/FP	Ticket enquiries office on Level 1 of the West Stand
<u>Building Control</u> Deposit Date: 12.01.1995 Reference: 95/0031/FP	Alterations to front portion of existing North Stand lower tier to provide alternative spectator egress to pitchside
<u>Building Control</u> Deposit Date: 20.04.1995 Reference: 95/0162/1/FP	East Stand Level 1 south refreshment area - partition into two rooms: a bar area and a beer cellar.
<u>Building Control</u> Deposit Date: 21.08.1995 Reference: 95/0963/1/FP	East Stand Level 4 middle refreshment room - partition south end to form bar and preparation area

<u>Building Control</u> Deposit Date: 02.03.1995 Reference: 95/0232/FP	Construction of permanent partition and counter within the existing fast food area on Level 2 of the North Stand
<u>Building Control</u> Deposit Date: 03.04.1995 Reference: 95/0355/FP	West Stand Level 1 north refreshment area: partition the existing area into two rooms, a bar area and a beer cellar.
<u>Building Control</u> Deposit Date: 07.07.1995 Reference: 95/0404/2/FP	Construction of shell works of a museum area
<u>Building Control</u> Deposit Date: 18.08.1995 Reference: 95/0480/2/FP	West Stand fit out
<u>Building Control</u> Deposit Date: 21.09.1995 Reference: 95/0949/1/FP	Joinery fit out for the museum of rugby
<u>Building Control</u> Deposit Date: 04.09.1995 Reference: 95/1029/1/FP	Construction of fitting out works for hospitality suites on Level 3, East Stand.
<u>Building Control</u> Deposit Date: 21.12.1995 Reference: 95/1246/1/FP	South West control room and disabled covered area above level three A.
<u>Building Control</u> Deposit Date: 17.11.1995 Reference: 95/1346/1/FP	Construction of secondary control box -level 6- East Stand
<u>Building Control</u> Deposit Date: 13.12.1995 Reference: 95/1447/1/FP	Disabled refreshment counters (North West/East Stands)
<u>Building Control</u> Deposit Date: 13.02.1996 Reference: 96/0166/FP	Retail Unit
<u>Building Control</u> Deposit Date: 10.01.1996 Reference: 96/0029/FP	Installation of floodlighting system

Building Control Alteration to the admin. block & provision of office to the ex Museum
Deposit Date:
09.08.1996
Reference:
96/1122/FP

Building Control Erection of partitioning and ceiling to hospitality suite.
Deposit Date:
14.10.1996
Reference:
96/1415/FP

Building Control Alteration to the admin block & provision of office to the Ex Museum
Deposit Date:
04.11.1996
Reference:
96/1122/1/FP

Building Control Erection of partitioning and ceiling to hospitality suite.
Deposit Date:
20.12.1996
Reference:
96/1415/1/FP

Building Control New ticket office at gate 3
Deposit Date:
23.01.1997
Reference:
97/0087/FP

Building Control Provision of meeting room on level 4 concourse.Provision of toilets within
existing CB bar.
Deposit Date:
05.08.1997
Reference:
97/1150/FP

Building Control Change of use from office accommodation to match day hospitality area.
Deposit Date:
10.11.1997
Reference:
97/1642/FP

Building Control Temporary hospitality facilities
Deposit Date:
03.11.1997
Reference:
97/1607/FP

Building Control Erection hospitality tentage
Deposit Date:
05.11.1997
Reference:
97/1616/FP

Building Control Hospitality units at level 6 west stand.
Deposit Date:
21.05.1998
Reference:
98/0837/FP

Building Control Change of use from offices to part offices and part hospitality suite.
Deposit Date:
21.09.1998
Reference:
98/1587/FP

<u>Building Control</u> Deposit Date: 05.11.1998 Reference: 98/1651/FP	Erection of tentage on front lawns
<u>Building Control</u> Deposit Date: 16.10.1998 Reference: 98/1752/FP	Temporary hospitality accommodation
<u>Building Control</u> Deposit Date: 12.04.1999 Reference: 99/0611/FP	Temporary Hospitality Accommodation
<u>Building Control</u> Deposit Date: 30.07.1999 Reference: 99/1317/FP	Provision of photographers wire room.Alterations to fitness centre
<u>Building Control</u> Deposit Date: 05.11.1999 Reference: 99/1924/FP	Erection of tentage
<u>Building Control</u> Deposit Date: 21.12.1999 Reference: 99/2201/FP	Alterations to museum and shop entrance east stand level 1.
<u>Building Control</u> Deposit Date: 20.09.2004 Reference: 04/1913/FP	Relocation of the Safety Control Room to the upper tier NW
<u>Building Control</u> Deposit Date: 06.12.2004 Reference: 04/2480/FP	Provision of new cold room and alterations to lift lobby at level 3 North Stand
<u>Building Control</u> Deposit Date: 07.01.2005 Reference: 05/0033/FP	Installation of telecommunications equipment on roof
<u>Building Control</u> Deposit Date: 13.04.2005 Reference: 05/0729/FP	Kitchen extract to scrummy restaurant
<u>Building Control</u> Deposit Date: 07.06.2005 Reference: 05/0033/RS1/FP	Installation of telecommunications equipment on roof

<u>Building Control</u> Deposit Date: 14.07.2005 Reference: 05/1445/FP	Redevelopment of South Stand to include 3 new tiers 'pitch side' and shell and core for 'commercial' side
<u>Building Control</u> Deposit Date: 22.07.2005 Reference: 05/1503/FP	Installation of automatic telling machine and builders work at West Stand
<u>Building Control</u> Deposit Date: 19.12.2005 Reference: 05/2552/FP	Installation of advertising banner on roof of north, east and west stands
<u>Building Control</u> Deposit Date: 03.03.2006 Reference: 06/0453/FP	South Stand Fitness Centre: Fit-out of shell to form new health and fitness club
<u>Building Control</u> Deposit Date: 05.04.2006 Reference: 06/0708/FP	Fitting out of existing shell to form hospitality boxes, hotel, conference and banqueting facilities, office accommodation and retail outlet
<u>Building Control</u> Deposit Date: 12.05.2006 Reference: 06/0976/FP	Raising of steel bridge at North East pitch side vehicle entrance
<u>Building Control</u> Deposit Date: 14.06.2007 Reference: 07/1268/RG	Relocation of home changing room entrance door, blocking up opening and building new block wall in warm-up area
<u>Building Control</u> Deposit Date: 16.07.2007 Reference: 07/1516/FP	Construction of partition and doors to form telephone comms room including ventilation
<u>Building Control</u> Deposit Date: 24.10.2007 Reference: 07/2279/FP	Two Storey North River Suite Hospitality Complex
<u>Building Control</u> Deposit Date: 29.10.2007 Reference: 07/2303/FP	Fit new dividing wall and associated doors to form 2 separate entrances to NTL facility. Extend existing cloakroom area. Adjust PA Speaker, fire detectors and emergency lighting to comply with new layout
<u>Building Control</u> Deposit Date: 29.10.2007 Reference: 07/2322/FP	Fit out of retail unit to existing shell

<u>Building Control</u> Deposit Date: 18.06.2008 Reference: 08/1262/FP	Interior fitout of a debenture lounge and additional hospitality within the new south stand development at Twickenham stadium
<u>Building Control</u> Deposit Date: 13.08.2008 Reference: 08/1262/FP/1	Interior fitout of a debenture lounge and additional hospitality within the new south stand development at Twickenham stadium
<u>Building Control</u> Deposit Date: 01.12.2008 Reference: 06/0453/FP/1	South Stand Fitness Centre: Fit-out of shell to form new health and fitness club
<u>Building Control</u> Deposit Date: 27.03.2009 Reference: 09/0440/FP	Internal fit out of level 3 of the existing south stand to provide new offices for the RFU
<u>Building Control</u> Deposit Date: 29.03.1989 Reference: 89/0474/FP	Erection of new north stand
<u>Building Control</u> Deposit Date: 08.09.2009 Reference: 09/0440/FP/1	Internal fit out of level 3 of the existing south stand to provide new offices for the RFU
<u>Building Control</u> Deposit Date: 09.12.2009 Reference: 09/0440/FP/2	Internal fit out of level 3 of the existing south stand to provide new offices for the RFU
<u>Building Control</u> Deposit Date: 17.09.2010 Reference: 10/1823/FP	Proposed upgrade of hospitality boxes North Stand, Level 6
<u>Building Control</u> Deposit Date: 27.07.2011 Reference: 11/1436/FP	Interior refurbishment and fitting out works, including reinstatement of mechanical and electrical installations
<u>Building Control</u> Deposit Date: 24.01.2012 Reference: 12/0142/FP	Conversion of existing storage area into an event day public concession unit.
<u>Building Control</u> Deposit Date: 02.02.2012 Reference: 12/0207/FP	Alterations to Box 3001 for use by the Injured Players Foundation.

<u>Building Control</u> Deposit Date: 25.07.2012 Reference: 12/1400/FP	External works including new plant buildings behind the North Stand and extension to the maintenance shed. (Phase 1). This completion relates to SHELL ONLY, the remainder to be included in the Phase 2 completion.
<u>Building Control</u> Deposit Date: 14.08.2012 Reference: 12/1510/FP	Provision of 'pot wash room. - level 3 east
<u>Building Control</u> Deposit Date: 15.08.2012 Reference: 12/1523/FP	Hospitality box refurbishments and alterations.
<u>Building Control</u> Deposit Date: 31.08.2012 Reference: 12/1604/FP	Phase 2 of refurbishment works CM&E to external compounds, formation of switch rooms at level 2 and reconfiguration of Level 1 WC's. (Phase 2)
<u>Building Control</u> Deposit Date: 11.09.2012 Reference: 12/1671/FP	Installation of led system at middle tier level of east, south, west and north stands.
<u>Building Control</u> Deposit Date: 03.10.2012 Reference: 12/1852/FP	Creation of bar units in place of temporary bars.(Level 1).
<u>Building Control</u> Deposit Date: 15.10.2012 Reference: 12/1921/FP	The installation of a 2 storey temporary structure for event day use on November 10th, 17th, 24th and 1st December 2012
<u>Building Control</u> Deposit Date: 07.11.2012 Reference: 12/1671/FP/1	Installation of led system at middle tier level of east, south, west and north stands.
<u>Building Control</u> Deposit Date: 04.02.2013 Reference: 13/0210/FP	The installation of a 2 storey temporary structure for event day use.
<u>Building Control</u> Deposit Date: 23.04.2013 Reference: 13/0755/FP	Refurbishment works to level 3 west stand, presidents' reception, members' bar and hospitality units and level 1 changing rooms
<u>Building Control</u> Deposit Date: 23.05.2013 Reference: 13/1005/FP	Fit out of museum within the stadium

<u>Building Control</u> Deposit Date: 22.08.2013 Reference: 13/0755/FP/1	Refurbishment works to level 3 west stand, presidents' reception, members' bar and hospitality units and level 1 changing rooms
<u>Building Control</u> Deposit Date: 10.10.2013 Reference: 13/2103/FP	Installation of new bars concessions and cellars at levels 4 and 5
<u>Building Control</u> Deposit Date: 16.10.2013 Reference: 13/2158/FP	Installation of a two storey temporary structure for event day use by RFU sponsors BMW and Guinness
<u>Building Control</u> Deposit Date: 16.10.2013 Reference: 13/2159/FP	The installation of a temporary structure for event day use by RFU sponsors O2
<u>Building Control</u> Deposit Date: 13.01.2014 Reference: 13/2103/FP/1	Installation of new bars concessions and cellars at levels 4 and 5
<u>Building Control</u> Deposit Date: 24.02.2014 Reference: 14/0367/FP	Installation of a two storey temporary structure for event day use
<u>Building Control</u> Deposit Date: 24.02.2014 Reference: 14/0368/FP	Installation of a temporary structure for event day use
<u>Building Control</u> Deposit Date: 10.03.2014 Reference: 14/0547/FP	Refurbishment of the existing level 01 (ground floor) photographer's room located in the north stand and refurbishment of the existing level 04A (off the concourse) Alastair Hignell room located in the west stand
<u>Building Control</u> Deposit Date: 10.04.2014 Reference: 14/0786/FP	Introduce gated balustrading to areas of in-bowl spectator seating, to separate hospitality seats from general admission seats - level 6 - North
<u>Building Control</u> Deposit Date: 08.05.2014 Reference: 14/1010/FP	D03-4 West Stand TV Gantry - the refurbishment of the existing TV and radio gantry, to replace the desks and seats and including new power and data outlets
<u>Building Control</u> Deposit Date: 08.05.2014 Reference: 14/1011/FP	D03.3 Video Screens - The removal of existing video screens, North and South stands, the installation of new seats as per the original stand layout, and new video screens to underslung roof gantries, North and South stands

<u>Building Control</u> Deposit Date: 09.05.2014 Reference: 14/1016/FP	D03.1 Sports Lighting - The replacement of existing sports lighting with new, the introduction of 4 No. Lay-by platforms adjacent the existing perimeter roof walkways, East and West stands, containing cabinets for the control of lighting
<u>Building Control</u> Deposit Date: 19.06.2014 Reference: 14/1384/FP	Work incorporates BWIC to risers to accommodate new infrastructure installation; remodelling of some plant area; encasement of rising duct and pipe-work to external columns, works additional BWIC works that have arisen out of the A07.2 infrastructure
<u>Building Control</u> Deposit Date: 19.06.2014 Reference: 14/1385/FP	B01.2 Refurbishment to include corridors and boxes with new MandE installation at level 3. C01.3 Refurbishment to include Level 1 (Ground) entrance Level 2 Interview and mixed Zones and Hospitality suites Level 3
<u>Building Control</u> Deposit Date: 01.08.2014 Reference: 14/1791/FP	Upgrade of existing turnstiles including new cable installation
<u>Building Control</u> Deposit Date: 26.08.2014 Reference: 14/1961/FP	D03.8 - Council Boxes, West Stand Level 3. The refurbishment of the stand with revised tiered seating layout including upgrade to the existing balustrading.
<u>Building Control</u> Deposit Date: 26.08.2014 Reference: 14/1962/FP	D03.6 AV Suite Level 4A North West stand. The conversion of the existing 2 No. Rooms into an AV Suite and the other into IT Room & a PA room.
<u>Building Control</u> Deposit Date: 27.08.2014 Reference: 14/1967/FP	Alterations and extensions to existing South Stand level one caterer's cellar
<u>Building Control</u> Deposit Date: 28.10.2014 Reference: 14/2453/FP	The installation of a temporary structure for event day use by RFU sponsors O2
<u>Building Control</u> Deposit Date: 28.10.2014 Reference: 14/2454/FP	The installation of a temporary structure for event day hospitality use by Lucid Events
<u>Building Control</u> Deposit Date: 28.10.2014 Reference: 14/2455/FP	The installation of a two storey temporary structure for event day use by RFU sponsors BMW / Guinness
<u>Building Control</u> Deposit Date: 03.11.2014 Reference: 14/2506/FP	IPTV works - stadium wide installation and upgrade of video TV screens and cabling

<u>Building Control</u> Deposit Date: 06.11.2014 Reference: 14/2535/FP	Alterations to fit out void area above shop in South Stand to form office.
<u>Building Control</u> Deposit Date: 06.03.2015 Reference: 15/0493/FP	Alteration of existing south stand level 2 facility into dedicated staff changing facilities and racking and chiller installs
<u>Building Control</u> Deposit Date: 23.04.2015 Reference: 15/0493/FP/1	Alteration of existing south stand level 2 facility into dedicated staff changing facilities and racking and chiller installs
<u>Building Control</u> Deposit Date: 30.04.2015 Reference: 15/0981/FP	Webb Ellis Suites RTH temporary 2 storey structure in West car park
<u>Building Control</u> Deposit Date: 30.04.2015 Reference: 15/0982/FP	Twickenham Pavilion RTH temporary single storey building with mezzanine level in North car park
<u>Building Control</u> Deposit Date: 30.04.2015 Reference: 15/0983/FP	Champions Park RTH temporary 2 storey structure and staff temporary single storey structure in North car park
<u>Building Control</u> Deposit Date: 05.05.2015 Reference: 15/0984/FP	Media Centre 3 storey temporary structure in West car park
<u>Enforcement</u> Opened Date: 03.11.2009 Reference: 09/0566/EN/BCN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 15.09.2010 Reference: 10/0498/EN/UBW	Enforcement Enquiry

Constraints:

Professional Comments:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable

YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)

YES NO

This application has representations on file

YES NO

Case Officer (Initials): ROM

Dated: ~~15/07/2015~~ 20/07/2015
pm

I agree the recommendation:

[Handwritten Signature]

Team Leader/~~Development Control Manager~~

Dated: 20/07/15

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

CAPS

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:
INFORMATIVES:

15/1691/FUL**Twickenham Rugby Football Union Stadium, Twickenham****Site description:**

The application site, Twickenham RFU Stadium (RFU) is bounded by the Duke of Northumberland River to the north and west, Whitton Road to the south and Rugby Road to the east. The western part of the site is designated as Metropolitan Open Land (MOL). The site is within Floodzone 2 and is designated as an area poorly provided by Public Open Space.

Planning history:

There is an extensive planning history for the site, the relevant of which follows:

13/2130/FUL	Proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works, and removal of outer fence line along western boundary.	granted permission 01-May-2014
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Proposal:

The application seeks permission for a number of external security additions:

- Installation of 25 no. CCTV cameras on various locations around the site;
- Installation of 3 no. new turnstiles;
- 2m high perimeter fence in the southwest corner of the site;
- 3m high perimeter fence along the western boundary line, adjacent the energy centre;
- Replacement of existing ticketing fencing adjacent the stadium basin with 3m high fence.

Main Development plan policies:

Development Management Plan 2011 (DMP): DM SD 6, DM OS 2, DM OS 5, DM DC 1, DM DC 5

Core Strategy 2009: CP7, CP10

National Planning Policy Framework 2012 (NPPF)

Public and other representations:

There have been a total of 7 public letter of objection, including 2 from Friends of the River Crane Environment (FORCE). They cite the following summarised comments:

- Loss of privacy with cameras facing into houses on Whitton Road;
- CCTV signage is currently inadequate;
- There is enough CCTV in the area already;
- CCTV overlooking.

FORCE:

- FORCE has had a key involvement in the DNR over many years and is the main local community group with such an involvement. FORCE was an active party to previous applications by the RFU along this corridor and has met with the RFU and council to discuss issues along the corridor on many occasions. FORCE was also a key supportive party to the previous RFU planning application for this site 13/2130/FUL.
- Despite this involvement the RFU has not at any time mentioned this proposal to FORCE and neither the RFU nor the Council planners informed FORCE about the application when it was submitted. As a result we have not had

sufficient time to respond to this application as we would wish and we consider this to be contrary to the requirements of the planning legislation.

- The failure to contact FORCE before or at the point of this application has meant that we have not been able to fully evaluate this application or consider properly the community and environmental impacts of it.
- The part of the proposal to which we have prime objection seeks in essence to remove the public benefits of a previous application 13/2130/FUL. The development under this application has been built out and the benefits; to include setting back the fence for more public access, landscaping and a new green wall; have not been implemented. FORCE was supportive of the application due to these benefits – key to these being the setting back of the fence - and without them we would have objected to it.
- The reasons given for the proposal are based on security. However, the need for security was known at the time of the previous application and could therefore have been built into this. Instead, the previous development was placed very close to the fence line with the public space.
- The proposal includes a new fence along the entire length of the RFU boundary with the DNR. This boundary already creates a very narrow and oppressive pathway along this part of the Duke's River walk and we have approached the RFU on a number of occasions with a view to creating a safer and more pleasant environment along this corridor – but to no avail. Reviewing the security along this margin provides an ideal opportunity to also improve the public realm and environment along this corridor – and this opportunity is not being taken.
- There is no consideration of the environmental or community impact of the proposals in the application. We note in particular that water voles are present in the adjoining river bank and bats are present in the corridor.

Internal Consultees

Urban Design:

- Replacement of internal fencing around the stadium acceptable - black preferred;
- Fence in MOL on DNR boundary too tall and oppressive;
- No information at this stage on CCTV camera design.

Policy:

- North western corner of the RFU Stadium falls within designated MOL - therefore building any development is generally unacceptable;
- Sometimes acceptable if it is linked to the functional use of the MOL or supports outdoor open space uses or if it is an essential utility infrastructure/facility.

Ecology:

- Object to fence along DNR;
- Previous application (13/2130/FUL) only received approval on basis that fence line was removed as mitigation to development in MOL;
- Mitigation would be lost and could not be compensated for.

London Borough of Hounslow:

- Do not wish to comment.

Amendments:

The applicant has submitted further details regarding the CCTV and internal fencing.

Other amendments were sought but not made.

Professional comments:

The main issues to consider are:

- Principle of the development – MOL and public benefit;
- Ecology;
- Design and impact streetscape;
- Impact on neighbouring amenity;
- Flood risk.

Principle of the development

DMP policy DM OS 2 in relation to MOL states it will be recognised that there may be exceptional cases where appropriate development such as small scale structures is acceptable; but only if it:

1. Does not harm the character and openness of the metropolitan open land; and
2. Is linked to the functional use of the Metropolitan Open Land or supports outdoor open space uses; or
3. Is for essential utility infrastructure and facilities, for which it needs to be demonstrated that no alternative locations are available and that they do not have any adverse impacts on the character and openness of the metropolitan open land.

The policy goes on to state that enhancement to MOL, where appropriate, for example by landscaping, removal or replacement of inappropriate fencing and screening will be encouraged.

The key application to establishing the background to this current application is 13/2130/FUL, approved at Planning Committee on 20 February 2014. The application gained approval for the *'proposed resurfacing of existing storage area, extension to Outside Broadcaster Compound, installation of refuelling point, cycle stands and ancillary works, and removal of outer fence line along western boundary'*.

The application was initially heard by Committee on 19 December, before being deferred, following a number of objections, including from FORCE. Following further negotiations relating to the adjacent Duke of Northumberland River as well as local ecology, including water voles. Amendments were made, including removal of the outer western fence, landscaping around the compound and a S106 agreement offering money towards water vole monitoring, among other things. Following amendments, FORCE withdrew their objection to the scheme.

The deferral Committee report states within its opening summary:

"On balance, while the proposal reflects a technical material non-compliance with Policy DM OS 2, it is considered that the enhanced appearance of the chainlink fencing, its visual permeability and the improved public access and use of the towpath along the DNR and ecological enhancements are overriding planning considerations. Since Members last saw this proposal, the applicant has offered additional landscaping to improve the ecological merit of the application".

In short, the scheme put before Planning Committee promised a number of ecological and public benefits. Part of this was the opening up and widening of the towpath along the DNR, contributing towards the Council's strategic aim of creating

an improved public access along the River Crane and its tributaries, including the DNR. Without these core benefits, the scheme would have likely been refused at Committee.

A number of conditions were subsequently imposed on the scheme to ensure public benefit, including the following:

U70748 - Removal of outer fence

The existing outer chain link fence and concrete posts adjacent to the Duke of Northumberland River, as defined on Drawing A03.1-100(revP5) received 30 January 2014, shall be removed within 6 (six) months from the commencement of works hereby approved.

Reason: To maintain and enhance the ecological and pedestrian environment along the Duke of Northumberland River.

U70751 - Open state of land

The strip of land abutting the Duke of Northumberland River hereby approved and as highlighted in green on Drawing A03.1-102 (revP1) received 30 January 2014 is to be maintained in an open state at all times and shall not be fenced or enclosed, unless otherwise agreed in writing by the Local Planning Authority. Reason: To maintain and enhance the ecological and pedestrian environment along the Duke of Northumberland River.

U70749 - Ongoing state of western boundary fence

The fencing to the compounds hereby approved and the fencing to the western boundary of the site insofar as it is depicted by the red line on the Site Plan

Drawing A03-001 revP1 shall be at all times of an open mesh construction unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the open character of the designated Metropolitan Open Land and Duke of Northumberland River and maintain views across and between.

The current application was received by the Council of 22 May 2015. Between the approval of '13/2130/FUL' and this submission, the Council – in partnership with London Borough of Hounslow and FORCE – have secured significant sums through the London Mayor's Big Green Fund, to improve the DNR corridor. It is noted that as of July 2015, none of the aforementioned conditions had been fully complied with, and a fence is still in situ along the original western boundary.

This application proposes a number of security enhancements around the site, the most contentious of which comprises a 3m high palisade fence to reinstate the western boundary line. This would claim back land that had agreed for public benefit to offset previous encroachment into the MOL within the previous permission and would lead to further encroachment into the MOL, enclosing and reinforcing a significant area of land down the DNR. Along with the existing 3m high fence that is in situ, this would give the appearance of a heavily fortified area adjacent the energy centre, detrimental to the character and openness of the MOL and therefore contrary to policy.

Furthermore, there would be a significant loss of public access down the DNR in an area with a shortfall of public open space, as well as a loss of strategic land down the River Crane Corridor; also contrary to Development Plan policy.

Whilst the Council is aware of the need to improve security around the RFU, particularly in light of the forthcoming Rugby World Cup, it must be weighed against public benefit and interest. In this instance, it is considered that the minor security benefit of the new fence line would not outweigh the aforementioned harm through loss of public access and impact on MOL.

Ecology

Policy DM OS 5 states all new development will be expected to preserve and where possible enhance existing habitats including river corridors and biodiversity features, including trees.

No thorough consideration has been given to the impact that the application may have on local biodiversity, in an area known for potential bat and water vole activity. As such, the proposal has not supplied sufficient evidence to mitigate any potential impact on local biodiversity, contrary to DM OS 5.

Design and impact on wider streetscene

Policy DM DC 1 states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road and connect with and contribute positively to its surroundings based on a thorough understanding of the site and its context.

The design impact of the western boundary fence upon the MOL has been discussed above.

Regarding other elements of the scheme; the application proposes replacing the existing 2m inner fence line around the stadium bowl with a new 3m high green palisade fence, incorporating 'Kentauro' turnstiles. Whilst the use of black fencing would be preferable, the overall siting and scale of the fence would be acceptable. If approved, the preferred colour would be conditioned.

There would also be a 2m high gate and fence implemented in the southwest corner of the site. This is considered to be acceptable and in keeping with other peripheral fencing.

CCTV cameras are proposed for various locations around the ground. Most of these would be mounted on existing or proposed fencing, with a number of Whitton Road being mounted on poles. Again, the scale and design of these cameras would be in keeping with the other CCTV visible within the surrounds.

Neighbouring amenity

Policy DM DC 5 states that in considering proposals, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

The internal and peripheral fencing proposed would be suitably far away from neighbouring dwellings as not to have an undue impact on neighbouring amenity. Concerns have been raised through a number of objections regarding the proposed CCTV and its potential impact on the privacy of surrounding neighbouring properties, particularly along Whitton Road. Further privacy details relating to the CCTV have been provided by the applicant. The cameras to be used nearby neighbouring residential properties would be 'Axis Q6045 E' cameras. Each one would be encrypted to 'black out' when facing towards nearby residential units, examples of which have been provided by the applicant.

Whilst the privacy of residential occupiers is generally a material planning consideration, when the impact on privacy is in relation to the use of CCTV cameras, planning legislation is superseded by privacy protections held within the Data Protection Act 1998 and Article 8 ('Right to respect for private and family life') of the Human Rights Act 1998. In these circumstances, the legal duty is upon the owner and operator of CCTV installations to ensure that they do not unlawfully impinge on the privacy of nearby residences. If they were to unlawfully impinge on the privacy of others, contrary to the aforementioned legislation, then they would be liable to legal action; however it is noted that this would be a civil matter, outside of the powers of the Local Planning Authority.

If the proposal were to be approved, a condition would be attached requiring the CCTV cameras to be installed and operated in accordance with approved details and an informative added reminding the RFU that all operators would need to comply with the personal privacy rights held within the relevant legislation and Article 8 of the Human Rights Act.

Flood risk

A flood risk statement has been submitted with the application noting that much of the works would be undertaken on existing hardstanding and therefore would not have an impact on rainwater run-off. Furthermore, it notes that fencing located on permeable ground would have an imperceptible impact on the permeability of that ground.

It is not expected that the proposed scheme would detrimentally increase flood risk and it is therefore compliant with DM SD 6.

Recommendation: REFUSE for the following reasons;

Reason 1 – impact on 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 ~~and~~ ^{to the} subsequent benefit to that land. 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.

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.