

**Our reference:** COM520295188

**Application number:** 2023/0866

**Application address:** St Georges Hill Lawn Tennis Club, Warreners Lane, Weybridge, KT13 0LL

**Name:** Mr Henry

**Address:** Amberwood Court Warreners Lane, Weybridge, Surrey, KT13 0LQ

**Comment type:** You object to the planning application

**Date of comment:** 31 May 2023

**Comment:** I object to the St George's Hill Lawn Tennis Club's planning applications 2023/0697 (Fitness Centre) and 2023/0866 (Padel Courts) on the following grounds:

1: The Combined Impact of two separate applications:

Although the Tennis Club has submitted two separate planning applications, the proposed developments are very close to each other and it is their combined impact that should be taken into consideration. Neither of the two sets of submission documents contain any plans or elevations, or 'visual impressions' to make clear the cumulative impact the overall development will have on the surrounding area – both as regards the Club itself, and more importantly, neighbouring properties.

For this reason I have combined my comments to the two developments as follows:

2: The Fitness Centre:

The location of the air handling units and other equipment on the Fitness Centre third floor roof will inevitably generate noise, much of which is likely to be 24 hours. Hepworth Acoustic's report suggests that the noise from the roof top plant will always be less than the normal background level. This should be independently checked. It is also noted that the building has windows that can be opened which, if not appropriately controlled, will inevitably allow noise to be transmitted towards the neighbouring properties.

If the project is allowed to go ahead this should only be on the basis, as is common practice, that noise from the new installation (mechanical equipment, vocal, music etc) should not exceed an agreed 'baseline noise level' that existed in the local area before any new buildings were constructed. In the event that noise from a new building exceeds the agreed baseline level, then the Tennis Club should commit and be required to take mitigation steps to reduce the noise impact to the agreed 'pre-existing' level.

3: Padel Courts:

It is proposed the courts will be open at 07:00 in the morning until 22:00 at night. Particularly during the winter months, the courts will need to be lit by overhead lights during much of that time – creating light pollution and adding to the building's visual intrusion. The proposed cladding and roofing materials will do little to contain the effects of light pollution from pervading the surrounding areas.

Hitting a ball with a padel superimposes an 'impact' noise that is far more intrusive than a general 'continuous' background noise of the same level. The limited height acoustic walls erected on the north, east and south sides only partially encloses the courts and still leaves substantial air gaps through which noise will emanate. The marquee type roof provides limited sound reduction properties.

The Tennis Club should be required to fully enclose the padel courts and review the proposed roofing material to minimise both the potential noise issues and light intrusion. As stated above, in the event that noise from the new Padel Court building is allowed to proceed and exceeds the agreed baseline level, then the Tennis Club should commit and be required to take mitigation steps to reduce the noise impact to the agreed 'pre-existing' level.

#### 4: Visual Impact and Precedence:

The overall design of the two proposed developments lack any architectural merit and make no attempt to be "in keeping" with the style of buildings on the St George's Hill estate.

As precedence, the Panning Committee will recall that in 2008 the Tennis Club sought planning approval (2008/0037) to erect an 'Air Hall' and support facilities on two of their lawn tennis courts.

Permission was refused on the grounds.. "The proposed Air Hall is considered to be a dominant and obtrusive structure harmful to the special character of the area..." The proposal by virtue of its structure, layout and use of materials is considered to result in light and noise pollution harmful to the amenity of neighbouring properties..."

More recently, under application 2021/0792, permission was refused to erect a single radio mast adjacent to the Tennis Club car park on the basis... "The proposed mast and equipment by reason of its design, siting, size and scale (including location, height, colour scheme and bulky head frame) would result in an urbanising, prominent and incongruous form of development, out of keeping with the general tranquil and prestigious character and appearance of the area, creating a visually intrusive structure that would be detrimental to the visual amenities of the area..."

It would be hard to draft a more appropriate and damning description of the impact and intrusion of the proposed developments, in particular, the Padel Courts.

#### 5: Summary:

For the above reasons it is kindly requested that the Panning Committee refuse Planning Permission for the two applications, 2023/0697 and 2023/0866.