

## 26 September 2017 PLANNING COMMITTEE

5g 17/0447 Reg'd: 19.04.17 Expires: 14.06.17 Ward: Py  
Nei. 30.05.17 BVPI Minor Other Number 23/8 On No  
Con. Target of Weeks Target?  
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Day:

**LOCATION:** Shey Copse Riding Stables, Shey Copse, Woking, Surrey, GU22 8HS

**PROPOSAL:** Retention of Greenkeepers' accommodation building and extended access road

**TYPE:** FULL

**APPLICANT:** Mr S Percy, Burhill Group Ltd.

**OFFICER:** Brooke Bournague

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### **REASON FOR REFERRAL TO COMMITTEE**

The application is for the retention of a new building which does not fall under the Council's scheme of delegation.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks full planning permission for the retention of the greenkeepers' building. The main concerns regarding the development are the failure to discharge the following prior to commencement conditions relating to planning application PLAN/2014/0082:

- 04 (lighting)
- 06 (materials)
- 07 (surfacing materials and surface water drainage)
- 09 (Tree protection)
- 10 (boundary treatments)
- 11 (hard and soft landscaping)

Information regarding the outstanding conditions was submitted with this application and the issues are discussed below.

### **PLANNING STATUS**

- Green Belt

### **RECOMMENDATION**

Grant planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site is located within the designated Green Belt, but close to the fringe of the Urban Area of Woking.

The site is located within the public Hoebridge Golf Centre, which is situated within an area of predominantly open countryside included within the Green Belt on the south eastern

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outskirts of the Borough. The site is situated close to the Shey Copse Riding School, who lease the livery yard, stables and paddocks from Hoebridge Golf Centre.

Access to the site is from the nearest highway, the Old Woking Road (B382), which runs north of the site. The junction of the existing access road benefits from good visibility in both directions. The existing access makes a 90° turn as it passes a cluster of three houses and then enters the car park for the stables. Beyond the stables to the south and east is a large area given over to paddocks. Woodland flanks the western edge of the stables.

The application site is sited in the corner of the paddock, flanked by a copse of trees to the south and west.

### **PLANNING HISTORY**

PLAN/2015/0614 - Retention of Greenkeepers accommodation building and gravel access road. Refused 16.11.2016 for the following reason:

*01. The drainage information provided is not considered suitable and sufficient to mitigate any drainage on site and could potentially increase flood risk of the area. Therefore the development is contrary to Policy CS9 of the Woking Core Strategy (2012) and section 10 of the National Planning Policy Framework (2012).*

There is a pending appeal against this planning application.

PLAN/2013/0161 - Erection of replacement Greenkeepers accommodation building. Permitted 12.11.2013

COND/2014/0105 - Discharge of conditions 04, 06, 07, 09, 10 and 11 of PLAN/2014/0082 dated 21.03.2014 for the Variation of Condition 3 of PLAN/2013/0161. (Erection of replacement Greenkeepers accommodation building). Withdrawn

PLAN/2014/0082 - Variation of Condition 3 of PLAN/2013/0161. (Erection of replacement Greenkeepers accommodation building). Permitted 21.03.2014

PLAN/1995/0255 – Erection of 12 Stables in 2 Blocks of 6 for horses with 1 stable to provide a feed/tack room for liveries. Permitted 17.07.1995

### **PROPOSED DEVELOPMENT**

Planning application PLAN/2013/0161 granted planning permission subject to conditions for a new greenkeeper's building and gravel access road. Later, condition 03 of planning permission PLAN/2013/0161 was varied under planning permission PLAN/2014/0082 which required the existing greenkeepers facility at Roundbridge Farm to be demolished within 6 months of the first use of the new building. Building Control records show demolition took place in 2015.

When planning permissions PLAN/2013/0161 and PLAN/2014/0082 were granted a number of 'prior to commencement of development' conditions were imposed. These included conditions 04 (lighting), 06 (materials), 07 (surfacing materials and surface water drainage), 09 (tree protection), 10 (boundary treatments) and 11 (hard and soft landscaping). The building was completed without discharging pre commencement conditions.

In view of the fact development had commenced without discharging the prior to commencement of development conditions this rendered the development unauthorised and a breach of planning control. A conditions application COND/2014/0105 was submitted

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in December 2014. The applicant was advised to submit a retrospective planning application and withdraw COND/2014/0105 as the conditions would be re-considered as part of the retrospective application. Planning application PLAN/2015/0614 was received on 28.05.2017, COND/2014/0105 was withdrawn on 28.05.2017. Planning application PLAN/2015/0614 was refused at Planning Committee on 15.11.2016 for the following reason:

*01. The drainage information provided is not considered suitable and sufficient to mitigate any drainage on site and could potentially increase flood risk of the area. Therefore the development is contrary to Policy CS9 of the Woking Core Strategy (2012) and section 10 of the National Planning Policy Framework (2012).*

The Planning Committee also authorised enforcement action to secure the removal of the unauthorised greenkeepers building and associated parking, hardstanding and landscaping areas including bund. There are currently two enforcement notices on the site. The applicant has appealed against both enforcement notices and the planning decision. This planning application has been submitted by the applicant to overcome refusal reason 01 of planning application PLAN/2015/0614 and regularise the development.

### **CONSULTATIONS**

Arboricultural Officer: *'No detail/method statement has been provided with this information to indicate how the bund will be removed, this should be provided by a suitably qualified and experienced Arboricultural Consultant'.*

Flood Risk and Drainage Engineer: No objection subject to conditions

County Highway Authority – No objection

Environmental Health – No objection

Pyrford Neighbourhood Forum – No comment received

### **REPRESENTATIONS**

None received.

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework

Section 7, Requiring Good Design

Section 9, Protecting Green Belt Land

Section 10, Meeting the Challenge of Climate Change, Flooding and Coastal Change

#### Woking Borough Core Strategy

CS6 - Green Belt Policy

CS9 - Flooding and water management

CS16 - Infrastructure delivery

CS21 - Design

CS24 - Woking's Landscape and Townscape

#### Development management policies (2015)

DM2: Trees and Landscaping

DM3: Outdoor Recreation and Sport

DM13: Buildings Within and Adjoining the Green Belt

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Supplementary Planning Documents (SPDs)  
Parking Standards (2008)

Pyrford Neighbourhood Plan 2016-2027  
BE1 - Maintaining the Character of the Village  
OS 5 - Trees

Other Documents  
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-15

### **PLANNING ISSUES**

1. This application follows on from the refusal of planning application PLAN/2015/0614 which was refused by the Local Planning Authority for the following reason:

*The drainage information provided is not considered suitable and sufficient to mitigate any drainage on site and could potentially increase flood risk of the area. Therefore the development is contrary to Policy CS9 of the Woking Core Strategy (2012) and section 10 of the National Planning Policy Framework (2012).*

2. The main issues for consideration with this application are whether the building as constructed is acceptable and if the above refusal reason has been overcome.

#### Principle of Development

3. The principle of the development was considered acceptable under planning applications PLAN/2013/0161 and PLAN/2015/0614 and is not considered to conflict with the subsequently adopted DM Policies DPD (2016) or Pyrford Neighbourhood Plan (2016).

#### Impact on the openness of the Green Belt

4. Paragraph 89 of the National Planning Policy Framework 2012 (NPPF) states that “a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are...the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it”. Policy CS6 of the Woking Core Strategy (2012) and Policy DM13 of the DM Policies DPD (2016) reflect the position of the NPPF in terms of Green Belt policy.
5. Planning application PLAN/2015/0614 considered that the Greenkeepers accommodation was an appropriate form of development within the Green Belt and preserved the rural appearance of the Green Belt
6. It is considered the development complies with Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the DM Policies DPD (2016) and section 9 of the National Planning Policy Framework (2012).

#### Impact on the character of the area

7. One of the core principles of the NPPF is to seek to secure high quality design, furthermore Policy CS21 of the Core Strategy (2012) states that buildings should respect and make a positive contribution to the street scene and the character of the

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area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

8. Planning application PLAN/2015/0614 considered that the external materials used for the building and surrounding boundary treatment were considered acceptable and in keeping with the rural surrounds and blended into the landscape.
9. The building has been designed to meet the operational needs of the golf course and given its location will cause minimum impact on the Green Belt. The character of the area is defined by the adjacent land used by the golf course, the riding stables and trees. The building has been deemed appropriate use within the Green Belt and its design and careful siting is considered to have no harmful impact on the character or appearance of the area, in accordance with Policies CS21 and CS24 of the Woking Core Strategy (2012) and Policies DM3 and DM13 of the DM Policies DPD (2016).

### Impact on residential amenity

10. Policy CS21 of the Woking Core Strategy 2012 advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
11. Policy DM3 of the DM Policies DPD (2016) states that *“proposals for the provision of outdoor sport and recreational facilities or extensions to, or intensification of use of, existing facilities will be permitted subject to other Development Plan policies and provided that...the development will not generate unacceptable activity or give rise to loss of amenity by virtue of noise, smell, light pollution, overlooking, traffic or other general disturbance”*.
12. The building is sited over 180 metres from the nearest residential properties (located adjacent to the access road). It is understood that vehicular movement on the access road has been marginally increased, but the combination of the speed bumps and signage reduce the speed and therefore noise emitted by passing vehicles. This low level of activity is considered to be compatible with the location and is not harmful to residential amenity.
13. Details of the external lighting have been submitted with the planning application. Environmental Health have raised no objection to the lighting that has been installed. It is considered the lighting has caused no additional light pollution to residents.
14. The development is considered to comply with policy CS21 of the Woking Core Strategy (2012) and DM3 of the DM Policies DPD (2016).

### Impact on Trees and landscaping

15. The Arboricultural Officer had advised no information has been submitted advising how the bund would be removed with sensitivity. A condition (condition 6) will require Arboricultural information to be submitted within three months of the date of the decision notice and subsequently complied with.

### Surface Material and Drainage

16. Planning application PLAN/2015/0614 was refused for the following reason:

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*The drainage information provided is not considered suitable and sufficient to mitigate any drainage on site and could potentially increase flood risk of the area. Therefore the development is contrary to Policy CS9 of the Woking Core Strategy (2012) and section 10 of the National Planning Policy Framework (2012).*

17. The drainage information submitted with the current planning application has been reviewed by the Councils Flood Risk and Drainage Engineer and is considered acceptable subject to conditions 1, 2 and 3. These conditions will ensure that the submitted surface water drainage scheme is implemented, managed and maintained and a verification report is submitted to ensure the development achieves a high standard of sustainability.
18. It is considered that the proposal achieves a high standard of sustainability and would mitigate any drainage on site in accordance with CS9 of the Woking Core Strategy (2012) and the NPPF and has overcome refusal reason 1 of planning application PLAN/2015/0614.

### Thames Basin Heaths Special Protection Area (SPA)

19. The development supports the existing Hoebridge Golf Centre, which is within the 5Km zone of the SPA. It is considered that the amount of development that has been constructed would not give rise to any significant impact on the Special Protection Area in terms of disturbance and damage associated by increased footfall to the SPA site. No objection is therefore raised in this respect.

### Local finance considerations

20. The Council implemented the Community Infrastructure Levy (CIL) on 1<sup>st</sup> April 2015. There is no CIL contribution as there is no additional residential or retail floor space.

### **CONCLUSION**

21. The Greenkeepers facility is considered to represent appropriate development within the Green Belt and is considered to preserve the character and openness of the Green Belt. The Greenkeepers facility is considered to have an acceptable impact on the character of the area and on the amenities of neighbours.
22. The proposal is therefore considered to be an acceptable form of development that complies with Policies CS6, CS9, CS16, CS21 and CS24 of the Woking Core Strategy, Policies DM2, DM3 and DM13 of the DM Policies DPD, Policies BE1 and OS5 of the Pyrford Neighbourhood Plan 2016-2027 and the core principles of the NPPF. It is therefore recommended that planning permission is granted subject to conditions as set out below.

### **BACKGROUND PAPERS**

1. Site Photos
2. Consultation responses

### **RECOMMENDATION**

GRANT subject to conditions.

1. The surface water drainage scheme submitted shall be constructed in accordance with the detail supplied within 3 months from the date of the approved planning

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permission, construction drawings of the surface water drainage network and associated sustainable drainage components and flow control mechanisms shall be submitted to the Local Planning Authority within 3 months of the approved drainage scheme being constructed. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012

2. Within 6 months of the date of this planning consent details of the maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- ii. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
- iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability, continues to be maintained as agreed for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF

3. Within 6 months of the installation of the drainage scheme as agreed and submitted a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), shall be submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

4. No external storage of plant, equipment or materials shall take place within the site curtilage other than within the buildings and the concrete maintenance yard.

Reason: To protect the visual amenity of the area and preserve the openness of the Green Belt.

5. The agricultural barn hereby approved shall only be used for greenkeeping purposes for the Hoebridge Golf Club, (including the storage of plant, materials and equipment; workshop; greenkeepers' office; staff changing rooms and staff mess room). At no time shall the building be occupied as an independent unit of residential accommodation, nor shall it be used for any other commercial purpose.

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Reason: To protect the appearance and openness of the Green Belt in accordance with the NPPF and policies CS21 and CS6 of the Woking Core Strategy 2012.

6. Within 3 months of the date of this consent an arboricultural method statement to show how the bund can be removed in an arboricultural sensitive manner and what mitigation can be put in place to rectify the compaction caused, shall be submitted to and approved in writing by the Local Planning Authority. These shall adhere to the principles embodied in BS 5837 2012 by a suitably qualified and experienced Arboricultural Consultant. The bund shall be removed in accordance with the agreed details within 6 months of the date of this consent.

Reason:

To ensure retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development.

### **Informatives**

1. The plans relating to the development hereby approved are:

S1198-P100 A received by the Local Planning Authority on 18.04.2017

S1198-P001 A received by the Local Planning Authority on 18.04.2017

S1198-P101 A received by the Local Planning Authority on 18.04.2017

S1198-P110 A received by the Local Planning Authority on 18.04.2017

S1198-P111b A received by the Local Planning Authority on 24.07.2017

TSP/BHD/P3192/001 Rev B received by the Local Planning Authority on 18.04.2017

Letter dated 24.07.2017 from Form Architecture and Planning received by the Local Planning Authority on 24.07.2017

2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.