

15 OCTOBER 2019 PLANNING COMMITTEE

6e PLAN/2019/0713

WARD: HE

LOCATION: Woking Golf Club, Pond Road, Woking, Surrey, GU22 0JZ

PROPOSAL: Proposed extension to the existing maintenance yard with new single water tank and pump house following removal of two existing water storage tanks and storage shed.

APPLICANT: Mr Peter Edwards

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application seeks planning permission for the erection of a new detached non-residential building which falls outside of the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

This is an application for the erection of a water storage tank and pump house following removal of two existing water storage tanks.

PLANNING STATUS

- Green Belt
- Area Adj./Affect Conservation Area
- SPA Zone B

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

Woking Golf Club is located off Pond Road and within the defined Green Belt. Residential properties occur to the East of the application site with the golf course itself to the South and West and railway line and car park to the North. The proposed detached building is to be located with the compound amongst a cluster of ancillary maintenance buildings which are heavily screened with trees and vegetation along its southern and western boundaries.

PLANNING HISTORY

Numerous, of relevance;

PLAN/2014/0628 - Timber cladding of existing soil barn, provision of roller shutter doors and continued use for maintenance purposes – Permitted 25.07.2014

PLAN/2013/0702 - Erection of a new workshop/maintenance building within existing maintenance yard – Permitted 14.10.2013

15 OCTOBER 2019 PLANNING COMMITTEE

PLAN/1996/0002 - Erection of a soil barn for storage of high quality top soil and water storage tank for new irrigation system – Permitted 08.02.1996

PLAN/1995/0140 - The erection of a marley double garage to be used for storage of equipment and machinery to be used for the maintenance of Woking golf course – Permitted 25.05.1995

PLAN/1989/0065 - Erection of a building for use as green keepers staff quarters – Permitted 27.06.1989

PROPOSED DEVELOPMENT

The application seeks permission to extend the storage compound and erect a water storage tank and associated pump house following removal of an existing derelict storage shed and two existing water storage tanks. The pump house would measure 3.5 metres in width, 2.1 metres in depth, stand at a maximum height of 2.8 metres with a mono-slope roof and include vertical timber panels. The water storage tank would stand on the footprint of the existing storage shed and measure 8 metres in diameter and stand at 3.6 metres in height.

CONSULTATIONS

External Conservation Officer: Raises no design or conservation area concerns (02.09.19)

Arboricultural Officer: No comments raised

Hook Heath Neighbourhood Forum: No comments raised

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019

Section 12 – Achieving well designed places

Section 13 - Protecting Green Belt land

Section 16 – Conserving and enhancing the historic environment

Core Strategy Publication Document 2012

CS1 - A spatial strategy for Woking Borough

CS6 - Green Belt

CS17 - Open space, green infrastructure, sport and recreation

CS20 – Heritage and conservation

CS21 - Design

CS25 - Presumption in favour of sustainable development

Development Management Policies DPD 2016

DM2 – Trees and Landscaping

DM3 - Outdoor Recreation and Sport

DM13 – Buildings in and Adjacent to the Green Belt

Hook Heath Neighbourhood Plan 2015

BE1 – Design of New Developments

15 OCTOBER 2019 PLANNING COMMITTEE

Supplementary Planning Guidance
Supplementary Planning Document 'Design' 2015

PLANNING ISSUES

1. The main issues to consider in determining this application are; the principle of development in the Green Belt, design considerations and the impact of the proposal on the character of the area, impact on residential amenities and impact on trees.

Principle of Development

2. The application site is located within the extent of the Green Belt. Paragraph 145 of the National Planning Policy Framework 2019 (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 (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities 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 Development Management Policies DPD 2016 reflect the position of the NPPF in terms of Green Belt policy.
3. Additionally Policy DM3 (Outdoor Recreation and Sport Facilities) of the Development Management Policies DPD 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 they meet the following criteria:*
 - *the development is of an appropriate design, scale and layout relative to its intended use and surrounding area;*
 - *the development will not have an adverse visual impact;*
 - *the development, if involving agricultural land, is located on the lowest practicable grade and seeks to avoid the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless there are overriding planning benefits for the development;*
 - *the development will not cause harm to a site of nature conservation, landscape or historic value that cannot be satisfactorily mitigated;*
 - *the re-use of any existing buildings is prioritised and, in the case of a new facility, is satisfactorily integrated with existing buildings where present;*
 - *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; and*
 - *opportunities are taken to connect to the surrounding Green Infrastructure Network”.*
4. With regard to Golf Facilities, Policy DM3 also states that “*in addition to the criteria under ‘General Principles’ above, proposals for the development of new golf courses and extensions to existing golf courses will be permitted provided that the following criteria are met:*

15 OCTOBER 2019 PLANNING COMMITTEE

- *the development preserves and respects important natural features and topography of the landscape including trees and water features; and*
 - *proposals only include buildings which are genuinely ancillary and which are sited so as to avoid damage to the open character of the area and minimise noise and disturbance to residents”.*
5. It is proposed to erect the detached timber pump house as well as a new water storage tank following removal of existing water storage tanks and storage shed to serve the purposes of irrigation for the golf course and therefore to maintain the upkeep of the golf course. The water storage tank and pump house would be in line with facilities necessary for course upkeep.
 6. Policy DM3 of the Development Management Policies DPD 2016 outline a criteria for facilities for outdoor sport shown in Paragraph 3 of this report with extensions to golf course explored in more detail in Paragraph 4. Set amongst an existing group of buildings within a sheltered section of the golf course with minimal impact on the openness of the area, the replacement water storage tank and pump house would respect the natural features of its setting paying due regard to its adjacent buildings and Sylvan setting. Two existing water tanks as well as a dilapidated storage shed are to be removed as part of this scheme which are sited towards the north-eastern and south-western corners of the compound. Removal of the existing water tanks are considered to result in an improvement to the spread of development within the compound as the coverage of development would be consolidated. It is also considered that the location of the proposed water tank, set to a back drop of vegetation of mature trees, would be less conspicuous than the existing water tanks set against the open expanse of the visitor car park concealed only by 2 metre high fencing.
 7. Further to this, existing buildings in close proximity to the location of the proposed developments are all considered to be ancillary to the golf course and indeed necessary to the continuous upkeep of the grounds. The proposed pump house would be set up against the rear elevation of a soil storage barn which stand at approximately 3 metres in height thereby marking the proposed modest structure as primarily hidden. This use is in line with the surrounding buildings in this cluster and would be constructed so as to minimise its visual presence at single storey level. The materials can be controlled by way of planning condition so as to adhere to the provisions outlined in Policy DM3 of the Development Management Policies DPD 2016.
 8. Paragraph 145 of the NPPF indicates that while the construction of new buildings in the Green Belt is inappropriate, exceptions to this are provision of appropriate facilities for outdoor sport or outdoor recreation as long as it preserves the openness of the Green Belt. The upkeep of a golf course is central to maintaining an established recreation use in the Green Belt and in this sense is regarded as an appropriate facility for outdoor sport and recreation and therefore exceptions to inappropriate development.
 9. Proposed to form part of an established group of maintenance buildings in a sheltered part of the golf course, the proposed water tank and pump house would preserve the openness of the area with Laurel hedging and trees providing a natural screen from the south-east around to the north-west. The existing maintenance barn and machinery barn would provide physical

15 OCTOBER 2019 PLANNING COMMITTEE

screens from the North to north-east thereby enclosing the primary mass of the structure limiting its impact on the openness of the area.

Design Considerations and Impact on Character of Area and Adjacent Conservation Area

10. Policy CS21 requires new development to pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; to achieve a satisfactory relationship to adjoining properties. One of the core principles of the National Planning Policy Framework is to seek to secure high quality design. Paragraph 130 echoes the provisions of the Core Strategy Policy CS21 in that Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character. In this instance, there is no underlying local character as the building will serve as ancillary welfare staff accommodation for greenkeeping staff and would be set amongst a group of industrial style storage sheds and garages. As such, the character of the area is Sylvan with typically styled ancillary work-buildings.
11. The proposed pump house would stand at 2.8 metres in height adopting a mono-slope roof, measure 3.5 metres in width, 2.1 metres in depth with the water tank measuring 8 metres in diameter and 3.6 metres in height. Set amongst a group of industrial and rural style sheds set between 1 and 1 + 1/2 storey in height, the proposed single storey pump house and water tank will stand inconspicuously between the collection of these buildings and a band of trees and Laurel hedges. At single storey in nature and adopting a timber façade typing in with the sylvan context with vertical timber panels, the pump house would not appear out-of-character with the existing buildings or indeed the Sylvan setting of the area. Similarly, the proposed water tank, whilst adopting a sizeable scale, would not appear out of context amongst the other buildings within the maintenance yard and could be conditioned to be coloured to tie appropriately with the vegetated context. Fleeting views of the building and water tank may be obtainable from passing golf course users but given the tight knit cluster of development, the proposal will be read in the same context as the existing ancillary buildings.
12. Part of the application site lies within the Pond Road Conservation Area but the location of the proposed developments are sited outside of this. Policy CS20 of the Core Strategy 2012 and DM20 of the Development Management Policies DPD 2016 seek to ensure that development protects or enhances the Conservation Area. The proposed replacement water tank and pump house will be sited outside of this Conservation Area with the existing water tanks to be removed as part of the proposal sited within it. As such, the proposal is seen to not only preserve the Conservation Area but given the removal of paraphernalia, which may not be sympathetic to the Conservation Area, the setting is seen to be improved. The Conservation Consultant has been consulted on this application and raises no objection to the scheme.
13. For the reasons set out above, the proposed replacement water tank and pump house are considered to demonstrate an appropriate design, scale and layout and would result in an acceptable impact upon the character, appearance and visual amenities of the existing cluster of buildings and surrounding Conservation Area in accordance with Sections 12 and 16 of the National Planning Policy Framework, Policies CS20 and CS21 of the Woking

15 OCTOBER 2019 PLANNING COMMITTEE

Core Strategy, Policy DM20 of the Development Management Policies DPD 2016 and Supplementary Planning Document 'Design' 2015.

Impact on Residential Amenity

14. There are no dwellings in close proximity to the proposed development which would be affected by it.

Impact on Trees

15. The application site is partly within the Pond Road Conservation Area although part of the site where development is to occur is not. The site is enclosed along the south-western and south-eastern boundaries by mature trees which contribute to the character of the area but would not appear to be affected as a result of the proposed development. The Council's Arboricultural Officer has been consulted on this scheme and raises no comment.

Local Finance Consideration

16. CIL is a mechanism adopted by the Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed additional floorspace would be within class D2 use as per the existing golf course use. Class D2 use is Nil rated within the Council's Community Infrastructure Levy (CIL) Charging Schedule and therefore the proposal is not CIL liable.

Conclusion

17. To conclude, it has been demonstrated that the proposed replacement water tank and pump house would constitute development for the provision of appropriate facilities for outdoor sport or recreation and would consequently be necessary for the reasonable upkeep of the course and therefore falls to be an exception to inappropriate development in the Green Belt. Further assessments have been considered with regard to impact of the building on the character of the Conservation Area, impact on neighbouring residential properties as well as impact on surrounding trees, where it was found that it would have negligible impacts on all the above.
18. The proposal is considered to be an acceptable form of development that complies with Sections 12, 13 and 16 of the National Planning Policy Framework, Policies CS6, CS17, CS20, CS21 and CS25 of the Woking Core Strategy 2012, Policies DM2, DM3 and DM20 of the Development Management Policies DPD 2016, Policy BE1 of the Hook Heath Neighbourhood Plan 2015 and Supplementary Planning Documents 'Design' 2015. Approval is accordingly recommended subject to the recommended conditions.

BACKGROUND PAPERS

1. Site visit photographs.
2. Response from Conservation Officer (05.08.19)
3. Site Notice (Conservation Area)(19.09.19)

15 OCTOBER 2019 PLANNING COMMITTEE

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason:

To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. ++ Notwithstanding the material details outlined on the approved plans, the development hereby permitted must not commence until details and/or samples and a written specification, including colours, of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. The development must be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason:

To protect the visual amenities of the area

3. The development hereby permitted must be carried out in accordance with the approved plan:

Drawing No. 1650/SH/1

Reason:

For the avoidance of doubt and in the interests of proper planning.

4. The outbuilding hereby permitted must only be used for purposes ancillary and incidental to greenkeeping activities associated with 'Woking Golf Club' unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To protect the appearance and openness of the Green Belt

5. The existing 2 water tanks and 'Derelict Artisan Store' and their bases shown on Drawing No. 1650/SH/1 must be removed from the site upon installation of new tanks and pump house.

Reason:

To ensure the existing water tanks and store house are removed and In the interest of visual amenity and to safeguard the appearance of the Green Belt

15 OCTOBER 2019 PLANNING COMMITTEE

Informatives:

1. 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 the National Planning Policy Framework 2019.
2. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority **PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE** or, require works to be carried out **PRIOR TO THE COMMENCEMENT OF THE USE**. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

3. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 - 18.00 Monday to Friday
08.00 - 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.

The applicant is advised that an application will need to be made under the Control of Pollution Act 1974 to Woking Borough Council's Environmental Health Team for consent for any proposed additional working hours outside of the normal working hours of 08.00 to 18.00 Monday-Friday and 08.00 to 13.00 on Saturdays.

5. The applicant is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).