

**Horton Park Golf and Country Club, Hook Road, Epsom, Surrey,
KT19 8QG**

Replacement driving range fence

Ward:	Ruxley Ward;
Contact Officer:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PUSEU LGYFM300>

2 Summary

- 2.1 This application is for the erection of a replacement fence around the perimeter of the golf driving range.
- 2.2 The site falls within the Green Belt and the application is referred to Committee for determination as the site falls within land owned by the Council.
- 2.3 **The application is recommended for APPROVAL** as there are no material visual or amenity concerns arising from the proposal.

3 Site description

- 3.1 Horton Park Golf and Country Club occupies land owned by Epsom and Ewell Borough Council. The golfing facilities at the site comprise both an 18-hole and 9-hole course, an 18 hole adventure gold course (aimed at Children), a clubhouse with shop and a driving range. Extensive parking is provided alongside the clubhouse, to the north-east of the site and in the northern corner.
- 3.2 The application is limited to the driving range facility.

4 Proposal

- 4.1 The application seeks permission for the replacement of the existing 15m high perimeter safety netting with higher netting.

4.2 The height of the fence would be increased to 30m, and the existing concrete supporting columns would be replaced by metal lattice supporting columns.

4.3 In support of the application the applicants submit the following:

- Over the past twenty years golf club technology has continually increased the distance a golf ball can be hit, balls currently fly over the current netting.
- The increase in height of the netting will increase safety standards on the range, for customers and staff

5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 16 neighbouring properties. To date (27.09.2019) no letters of objection have been received.

6 Consultations

6.1 Surrey County Council : No objections

7 Relevant planning history

Application number	Decision date	Application detail	Decision
17/00880/FUL		Erection of kitchen extension to club house and new yard enclosure	GRANTED
16/01688/REM	06.04.2017	Variation of Condition 2 (Plans) of 16/00749/FUL (Driving bay extension and new conservatory to club house) to undertake minor amendments to driving bay and conservatory	GRANTED
16/00749/FUL	12.10.2016	Driving bay extension and new conservatory to club house	GRANTED

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 13 - Paragraphs 143 - 146

Core Strategy 2007

Policy CS2 - Green Belt

Policy CS13 - Community, Cultural and Built Sports Facilities

Development Management Policies Submission Document 2015

Policy DM3 - Replacement and extensions of buildings in the Green Belt

Policy DM5 - Trees and Landscape

Policy DM10 - Design Requirements for New Developments

Policy DM34 - New Social Infrastructure

9 Planning considerations

Green Belt Policy

- 9.1 The application site lies within the Green Belt and accordingly the application needs to be assessed as to its conformity with national Green Belt policy set out within the NPPF and local Green Belt policy as set out in the Development Management Policies document.
- 9.2 The construction of new buildings in the Green Belt is regarded as inappropriate development, in line with paragraph 145 of the NPPF. Exceptions to this include (inter alia) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 9.3 Policy CS2 (Green Belt) of the Core Strategy (2007) seeks to ensure that the Green Belt continues to serve its key functions and maintain its existing general extent. Strict control will be exercised over inappropriate development, as defined by Government policy.
- 9.4 The proposed scheme would facilitate outdoor sport and recreation, and would therefore meet exception (b) of Para 145 of the NPPF.

Openness of the Green Belt

- 9.5 The driving range is currently enclosed along the perimeter by 15m high netting and the application proposes an increase in height to 30m. The increase in height of the netting would be more noticeable when viewed obliquely, where the visual permeability of the netting would be reduced and the impact on the openness increased.
- 9.6 On balance it is considered that the proposal would not significantly reduce the openness of the Green Belt or cause harm to its essential characteristics of openness and permanence.
- 9.7 The proposal would therefore comply with para 145 of the NPPF

Visual Amenity

- 9.8 The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way.

- 9.9 DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:

Prevailing development typology, including house type, sizes, and occupancy;

Prevailing density of the surrounding area;

Scale, layout, height, form, massing;

Plot width and format which includes spaces between buildings;

Building line build up, set back, and front boundary; and

Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.

- 9.10 The existing supporting columns to the netting would be replaced by metal "lattice" structures. The supporting columns would be relatively discreet and would not have a detrimental impact on the immediate and wider environment.

- 9.11 The scheme would therefore comply with Policy DM10.

Residential Amenity

- 9.12 Policy CS of the Core Strategy and Development Management Policy DM seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbances.

- 9.13 The nearest residential properties are situated along Chessington Road at approximately 180m distant from the nearest north-eastern edge of the application site. These properties are separated from the application site by a central reservation which contains a linear band of planting and an additional hedgerow adjacent to the site within the highway lands.

- 9.14 The increased height of the netting, due to the separation gap would not be visually prominent in views from the affected residential properties.

- 9.15 It is therefore concluded that the proposed new netting would not have a materially harmful impact on neighbour amenity in accordance with Policy DM10.

Community Infrastructure Levy

- 9.16 The proposal would not be CIL liable.

10 Conclusion

- 10.1 The proposed scheme would have no harmful impact on the openness of the Green Belt or upon the visual amenities of the area, and would comply with National and Local Planning Policy requirements

11 Recommendation

- 11.1 It is recommended that planning permission be granted subject to the conditions detailed below

Conditions:

- (1) The development hereby permitted shall be commenced within 3 years from the date of this decision.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:**

Proposed elevations: Drawing 16042 101

Proposed layout: Drawing DW15031703

Lighting Column: Drawing DW27011101 Rev1

Reason: For avoidance of doubt and in the interests of proper planning, as required by Policy CS5 of the Core Strategy 2007.

- (3) Prior to the commencement of development, details and samples of the netting to be used for the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

Informative:

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has**

Planning Committee
7 November 2019

19/00905/FUL

been given every opportunity to submit an application which is likely to be considered favourably.