

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

Erection of children's play area structure to be situated adjacent to the club house building. The proposal aims to provide facilities for younger children and comprises a variety of play features including a climbing wall, slide, ladder and car feature made out of timber with stainless steel fittings.

<b>Ward:</b>	<b>Ruxley</b>
<b>Contact Officer:</b>	<b>John Mumford</b>

## **1 Summary**

- 1.1 The wider application site comprises about 50ha of land that is set on the north-eastern edge of the Horton Country Park and is utilised as a golf course and driving range. The proposed play area structure would be situated immediately to the north-east of the club house building within a grassed area between the building and car park area. The site forms part of the Metropolitan Green Belt and the application is referred to Committee for determination because it involves Council owned land.
- 1.2 **The application is recommended for APPROVAL** as it involves a policy compliant open recreational use in the Green Belt and there are no visual or amenity concerns relating to the proposal.

## **2 Site description**

- 2.1 Horton Park Golf and Country Club occupies land owned by Epsom and Ewell Borough Council. The existing facilities comprise an 18-hole and 9-hole complex, 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 of the site adjacent to Chessington Road frontage is an 18 hole adventure golf course aimed at children.

## **3 Proposal**

- 3.1 The application seeks permission for the erection of a timber children's play area structure rising to a maximum height of 3.9m within an area measuring approximately 30 square metres immediately adjacent to the north-east flank elevation of the club house building. The proposed surfacing of the play area would be bonded mulch and a 1.5m high fence would be provided around the play area to provide safe separation from the car park area. Access to the play area would only be gained from a gate provided in the existing fence to the outdoor seating area associated with the club house.

## **4 Comments from third parties**

- 4.1 The application was advertised by means of letters of notification to the 5 nearest residential properties on Chessington Road some 140 metres distant to the north. To date (28.01.2016) no letters of objection have been received.

## **5 Consultations**

5.1 Head of Leisure Development - Supports this proposal.

5.2 Surrey County Council – No objections.

## **6 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
11/00591/FUL	25.11.11	Erection of two-storey extension	Granted
12/01094/FUL	30.04.13	Development of 18 hole adventure golf course involving remodelling of existing bunds and provision of new landscape features including cave with waterfall structure, rock structure, dwarf walls, external seating area and new planting.	Granted
14/00114/FUL	09.09.14	Variation of Condition 4 of 12/01094/FUL (Development of 18 hole adventure golf course involving remodelling of existing bunds and provision of new landscape features including cave with waterfall structure, rock structure, dwarf walls, external seating area and new planting) to include revised layout as built together with associated landscaping details to discharge Condition 2 of 12/01094/FUL.	Granted

## **7 Planning Policy**

### National Policy Planning Framework (NPPF) 2012

Chapter 9: Paragraphs 79-89 Protecting the Green Belt

### Core Strategy 2007

Policy CS2 Green Belt

Policy CS13 Community, Cultural and Built Sports Facilities

### Development Management Policies Submission Document November 2014

Policy DM10 Design Requirements for New Developments

Policy DM34 New Social Infrastructure

## **8 Planning considerations**

### Impact on the Green Belt

8.1 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. The NPPF states the following that is considered relevant to this proposal:

- 'The fundamental aim of Green Belt policy is to keep land permanently open.
- Local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities for outdoor sport and recreation.
- Exceptions to inappropriate development (buildings) in the Green Belt are... 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.'

8.2 It is considered that the proposed development is providing appropriate facilities for outdoor sport / recreation and therefore cannot be defined as inappropriate development. Furthermore the siting of the play facility adjacent to the club house building and the scale and design of the structure would not have a negative impact on the openness of the Green Belt.

### Residential Amenity

8.3 The proposal would be situated some 140m away from the nearest residential properties that are located across Chessington Road. It is therefore considered that there would be no impact on residential amenity in terms of noise and disturbance.

## **9 Conclusion**

9.1 The application proposal would provide a facility that would enhance the appeal of the Golf and Country Club to families and as such this would meet the policy objective under policies CS13 and DM34 to encourage multi-use and flexible use of leisure facilities in the Borough. It would have no harmful impact on the openness of the Green Belt or upon residential amenity.

## **10 Recommendation**

10.1 Planning permission granted subject to the following conditions:

### Condition(s):

- (1) **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.**

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Plan 01, Plan 02, Plan 03, Plan 04, Plan 05 and Design and Access Statement received on 26/11/15].

**Reason:** For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

- (3) The maximum height of the development hereby permitted shall not exceed 3.9m.

**Reason:** To minimise the impact of the development upon the visual amenities of the Green Belt in accordance with Policy CS2 of the Core Strategy (2007).

- (4) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as described in the Design and Access Statement.

**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) 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.