

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 22nd January 2019

Report of

Executive Director - Place

Contact Officer:

Andy Higham
Kate Perry - 020 8379 3853

Ward: Hadley Wood

Ref: 18/00782/FUL

Category: Full Application

LOCATION: Hadley Wood Golf Club EN4 0JJ

PROPOSAL: Extension of existing car park to provide 35 additional car parking spaces
(Revised Drawings)

Applicant Name & Address:

David Jackson
Hadley Wood Club House
Beech Hill
Enfield
EN40JJ

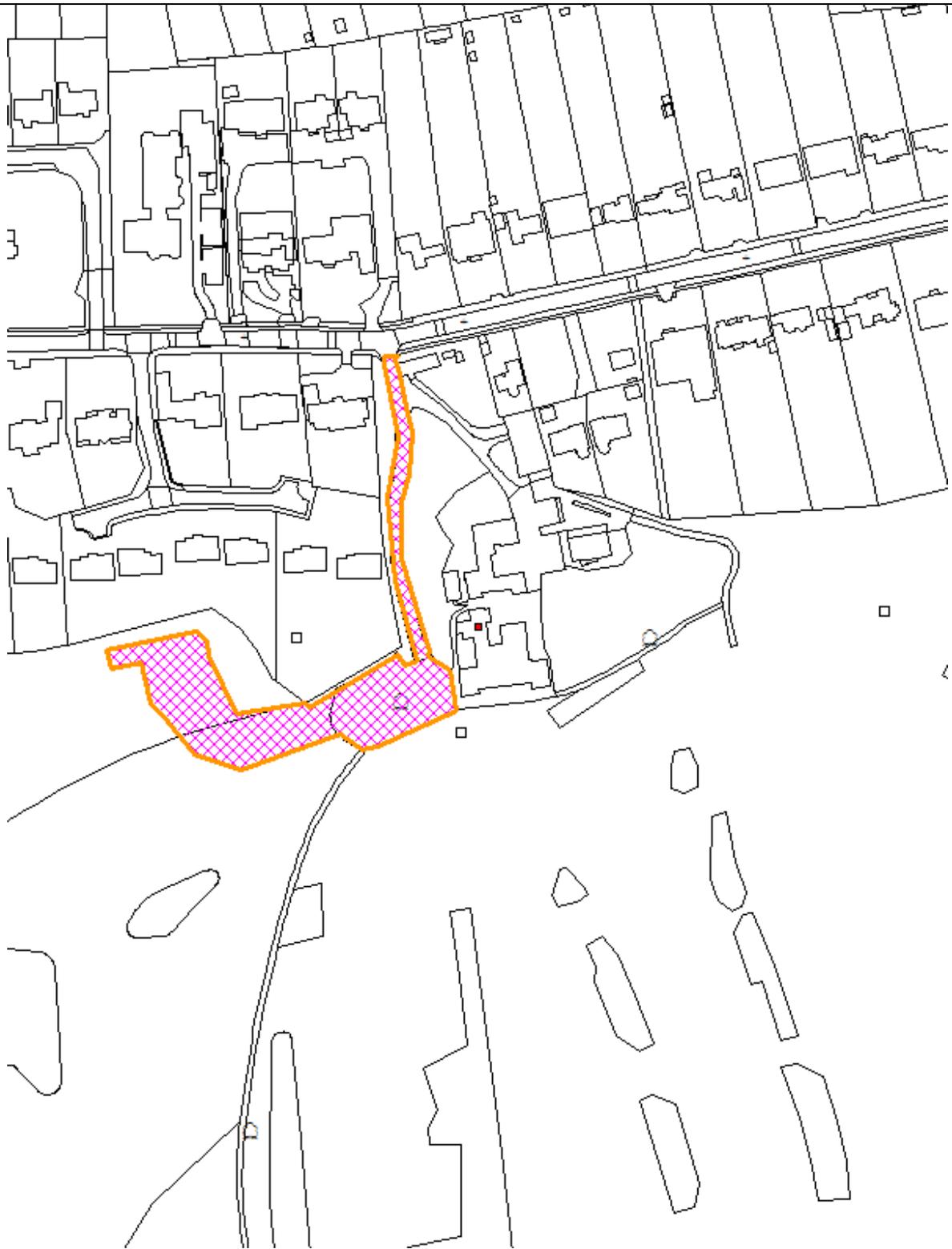
Agent Name & Address

Monica Forde
ARUP
63 Saint Thomas Street
Bristol
BS1 6JZ

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.

Ref: 18/00782/FUL LOCATION: Hadley Wood Golf Club, Beech Hill, EN4 0JJ,



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The site is located on the southern side of Beech Hill. The site is occupied by Hadley Wood Golf Club which comprises the club house (a Grade II listed mansion), the course and a car park to the western side.
- 1.2 The areas of the car park lie to south of residential properties in Walmar Close
- 1.3 The car park was initially extended without first obtaining planning permission. An attempt to regularise the unlawful development was made in 2015 under application ref: 15/03971/FUL. This was granted subject to conditions on 7th January 2016. However, the pre-commencement conditions imposed on this original consent have not been discharged and therefore the use of the area as a car park remains unlawful.
- 1.4 The site is covered by a Tree Preservation Order and is in the Green Belt.

2.0 Proposal

- 2.1 Permission is sought for the retention of the existing extended hard surfaced area and its use as a car park. The area is irregularly shaped and has maximum dimensions of 35m x 60m. The revised plans indicate the extended area will provide parking for 35 vehicles.
- 2.2 The proposal seeks approval for the permanent use of the car park in connection with the Hadley Wood Golf Club and includes the provision of a landscaping buffer to the rear of properties in Walmar Close which would measure 13.6m in depth from the boundary of these properties. A 3m high timber fence is proposed within the landscaping buffer to provide a solid screening of the development. Once the landscaping buffer is established this fencing should be largely invisible from either side.
- 2.3 The planning statement advises that the surface will be hard rolled and the 35 car parking spaces marked out.

3.0 Relevant Planning History

- 3.1 15/00239/TPO
40 x mixed species trees protected by area TPO No 2 (1957) 20 x Oak, 14 x Silver Birch, 4 x Hornbeam, 1 x Yew and 1 Sycamore all trees covered with dense ivy growth, fell 12 x Oak trees.
= Consent granted with conditions
- 3.2 15/03971/FUL
Use of land to extend the existing car park. (RETROSPECTIVE)
= Permission Granted subject to conditions 7.1.2016:
 1. The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.
Reason: For the avoidance of doubt and in the interests of proper planning.

2. The car parking area hereby approved shall be used for the parking of vehicles for a maximum of 10 days per annum. The area shall not be used for any other purpose or at any other time.
Reason: In the interests of maintaining the openness of the Green Belt and in the interests of residential amenity
3. Prior to the use of the car parking area hereby approved a Car Parking Management plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Parking Management Plan shall demonstrate how the use of the area will be restricted outside of the agreed 10 days of use. The Car Parking Management Plan shall be implemented as approved.
Reason: In the interests of maintaining the openness of the Green Belt and in the interests of residential amenity
4. Prior to the use of the car parking area hereby approved details of existing planting to be retained and trees, shrubs and grass to be planted within the 10m landscaping strip shall submitted to and approved in writing by the Local Planning Authority. This shall include, but is not limited to, advanced heavy standard (16-18cm girth) native trees to be planted as the main trees. The understorey shall consist of several different 'shrubby' species that should be 'feathered' (branches all the way up the stem from ground level) - not standard (which means a clear stem). The site shall be landscaped in accordance with the approved details in the first planting season after the details are agreed. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.
Reason: To provide a satisfactory appearance and in the interests of residential amenity

3.3 16/00450/CND

Details submitted to 15/03971/FUL for Car Management plan (3) and Landscaping (4) for Use of land to extend the existing car park.
Application Withdrawn 28.2.2017

3.4 17/01433/FUL

Use of land to extend the existing car park. (RETROSPECTIVE)
Permission Refused 18.05.2017 for the following reasons:

1. *The proposed use of the site for vehicle parking on a permanent and unrestricted basis, by reason of the potential to have vehicles permanently occupying the site, would have an adverse impact on the openness of the Green Belt and would result in an increased intensity of use which would be uncharacteristic of the Green Belt location. Furthermore, insufficient justification has been provided to demonstrate the need for the facility and that the benefits arising from the scheme would outweigh the identified harm to the Green Belt. The proposal is therefore contrary to policies 7.4 and 7.16 of the London Plan, Core policies 30 and 33 of the Core Strategy, Development Management Document policy 82 and the advice contained within the National Planning Policy Framework (section 9).*

2. *The proposed use of the site for vehicle parking on a permanent and unrestricted basis, by reason of the more intensive use proposed and the consequent additional noise, general disturbance and light pollution, would have an adverse impact on the residential amenities of the nearest neighbouring occupiers. The proposal is therefore contrary to London Plan policies 7.4 and 7.15, Core Policies 30 and 32 of the Core Strategy, Development Management Document policies 68 and 69 and the advice contained within the National Planning Policy Framework (in particular paragraphs 123 and 125).*

4.0 Consultation

Public

- 4.1 Nineteen neighbouring occupiers have been notified in respect of the proposal. There have been three rounds of public consultation. The first consultation period ran between 5th and 26th March 2018, the second between 24th May and 7th June 2018 and the third between 13th November and 27th November 2018.
- 4.2 There were 11 responses to the first round of public consultation – 7 in support of the application and 4 raising objection. These are summarised below.

Summary of Comments in Support

- Existing car park at the golf club is wholly inadequate and extension of parking in a designated area would prevent overspill on to Beech Hill.
- Existing overspill on to Beech Hill causes traffic disruption.
- Beech Hill should not be an additional car park for the golf club.
- The additional cars make Beech Hill narrow and difficult for cars to negotiate driving past.
- With proper screening the adjacent properties will be protected from any adverse effects.

Summary of Comments Raising an Objection

- Conflict with local plan
- Information missing from plans
- Not enough info given on application
- General dislike of proposal
- Increase of pollution
- Noise nuisance
- Affect local ecology
- Close to adjoining properties
- Increase in traffic
- Loss of privacy
- Out of keeping with character of area
- Over development
- More pollution, more noise and increased risk to security
- Car alarms going off, pollution from engines and noise of drivers and their passengers departing late from events at the club usually at weekends
- The extension will only exacerbate the existing situation which is already unacceptable

- Detrimental effect on living conditions due to the additional noise, air pollution and general disturbance in the neighbourhood.
- Noise disturbance and air pollution from the existing car park already has to be tolerated; therefore, the extension of the existing car park for an additional 40 vehicles in very close proximity to the rear of neighbouring properties would make it intolerable.
- During the summer months HWGC have frequent tournaments and golfers play well into the evening. There are also many other events which also take place throughout the year because the golf club hire out the club house for events which also cause both air and noise pollution and create a general disturbance in the neighbourhood.
- HWGC have previously submitted applications to extend the car park but refused to comply to the conditions set out by Enfield Council.
- Historically HWGC do not respect the residents of neighbouring properties to the golf course. No effort is currently made by the groundsmen to tend to decaying shrubbery and trees on the boundary with neighbouring properties which is a safety issue. Machinery is used at unacceptable times which demonstrates that no monitoring would be made for the additional vehicles or maintenance of any additional planting.
- The development is a security risk, the 40 additional vehicles would be remote from the club house and at night unauthorised vehicles have been found in the existing car park by the Hadley Wood Security Patrol requiring police intervention.
- How does HWGC justify the need for additional parking of 40 vehicles which would cause noise and air pollution together with a general disturbance all of which would cause an adverse impact on neighbouring properties and the openness of the green belt.
- A similar application with restrictions has been refused previously and there is no justification for the application to be given consent this time as there has been no significant changes to the previously submitted planning applications. HWGC has historically refused to comply with planning restrictions applied by Enfield Council or established lawful noise regulations.
- This latest application deals only with the needs and expected needs of HWGC it is not concerned that HWGC without Planning Permission destroyed some 2200 sqm of natural habitat for no good reason, the loss of amenity, the intrusion into greenbelt, the suffering caused to neighbours because of the additional noise, fumes disturbance and security risk.
- It does not make any attempt to satisfy any of the Council's conditions for using the additional car park and ignores completely its prior request for 10 days use per year and it does not consider the suffering caused to neighbours.
- The application does not properly detail the proposed screening or how noise created by cars driven over loose hard-core will be stopped.
- The proposed 4.0m gap between the fence and existing Laurel hedge adjacent and close to my boundary is 8.0m, less of buffer and screening than HWGC agreed to prior for restricted use of 10 days per year and is inadequate.
- The top of their proposed fence will be below the surface of the garden of 5 Walmar Close and will not provide any screening or any buffer making it also inadequate. It is fact that the surface of the additional car park is some 2.50m lower than the surface of the garden of 5 Walmar Close.
- The shrubs and trees suggested will not constitute sufficient screening, are not tall enough and do not meet the Councils requirements for screening for just 10 days per year let alone 365 days per year.
- The impact of unrestricted usage is wholly irresponsible, unfair and unacceptable.
- HWGC has continued to operate since January 2015 without the use of the

additional car park which you can see from drawing PL-004 is very close to 5 Walmar Closes' south boundary.

- Parking space is available closer to their Club house which will not have any additional impact on neighbouring homes.
- Arups' details are loaded they do not differentiate between peak, weekday and social members by their own admission all categories of members has increased 14% in 10 years. If each new member travels independently 11 more car spaces will be required.
- HWGC have managed, since and prior to January 2015, to accommodate all vehicles elsewhere, if they relocate the 7 disabled spaces and the charging point space near to the club house the original car park reconfigured will accommodate 92 spaces, an increase of 12. The surface of 8 spaces from the additional car park can be changed to provide an acceptable finish, the remaining unlawfully cleared and devastated area reinstated, and 27 additional spaces will be created an increase of 33% which satisfies HWGC needs beyond 2017.
- HWGC do not care about the welfare of its neighbours or the community it cares only about HWGC.

4.3 The second round of public consultation was undertaken due to the submission of amendments to the plans because of concerns raised. These included the removal of 5 spaces facing the rear of properties in Walmar Close (resulting in a total of 117 car parking spaces across the site); the replacement of the 5 spaces with additional proposed trees; and the inclusion of driven oak posts rather than concrete foundations.

4.4 There were 3 responses to the second round of public consultation – one in support and 2 objecting to the proposed development. These are summarised below.

Summary of Comments in Support

- The proposed car park is on Golf Course land and does not interfere with neighbouring properties.
- It is only likely to be used on major event days and avoids cars parking in Beech Hill, which severely affects a main road and cut through

Summary of Comments Raising an Objection

- Affect local ecology
- Increase danger of flooding
- Information missing from plans
- More open space needed on development
- Not enough info given on application
- Close to adjoining properties
- Conflict with local plan
- General dislike of proposal
- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of privacy
- Noise nuisance
- Out of keeping with character of area
- Over development
- Strain on existing community facilities

- The last time that Hadley Wood Golf Club applied for permanent and unrestricted use (Ref: 17/01433/FUL) permission was refused. Nothing has changed in relation to the circumstances surrounding the current application and therefore the current application should be refused for the same reasons.
- Detrimental effect on living conditions due to the additional noise, air pollution and general disturbance in the neighbourhood.
- Neighbours already have to tolerate noise disturbance and air pollution from the existing car park, therefore the extension of the existing car park for an additional 40 vehicles in very close proximity to the rear of neighbouring properties would make it intolerable.
- Car alarms going off would become more frequent with a detrimental impact on neighbouring properties.
- During the summer months HWGC have frequent tournaments and golfers play well into the evening. There are also many other events which also take place throughout the year because the golf club hire out the club house for events which also cause both air and noise pollution and create a general disturbance in the neighbourhood.
- HWGC have also previously submitted applications to extend the car park for occasional use but refused to comply to the conditions set out by Enfield Council.
- Historically HWGC do not respect the residents of neighbouring properties to the golf course. No effort is currently made by the groundsmen to tend to decaying shrubbery and trees on the boundary with neighbouring properties which is a safety issue. Machinery is used at unacceptable times which demonstrates that no monitoring would be made for the additional vehicles or maintenance of any additional planting.
- The development is a security risk, the 40 additional vehicles would be remote from the club house and at night unauthorised vehicles have been found in the existing car park by the Hadley Wood Security Patrol requiring police intervention.
- How does HWGC justify the need for additional parking of 40 vehicles making 122 vehicles in total, an excessive number, which would cause noise and air pollution together with a general disturbance all of which would cause an adverse impact on neighbouring properties and the openness of the green belt.
- The report prepared by ARUP clearly highlights that HWGC was not designed to accommodate the level of activity and the number of vehicles. Surely it would be preferable to cap the number of members and the number and size of events that the club hosts to suit the capacity of the club.
- The report includes a number of detailed maps or extracts of maps. All of these are historic and do not include Walmar Close and reflects the vicinity of the proposed car park to neighbouring properties in Walmar Close. The report also mentions on page 12 the "Eastern Parking Area". Perhaps this or another area of the HWGC that does not border neighbouring properties could be developed further to provide additional parking.
- HWGC occupies Green Belt and is situated in a residential area and therefore must accept the limitations that this imposes. The proposed increase in the level of traffic and required parking adjacent to neighbouring properties is unacceptable and significantly detrimental to the amenity of those neighbouring properties.
- All objections to original plans still apply.
- No remedy is included to stop the noise from vehicles driving over the existing surface.
- No remedy is included to overcome the differences in the surface height of the car park and the neighbouring properties the difference in levels between the rear garden of 5 Walmar Close and the proposed car park is approximately 2m to 3m.

- The top of a 2m high fence 4m to the south of the laurel hedge and adjacent to the existing boundary of 5 Walmar Close will not reach the level of the surface of the back garden of 5 Walmar Close and will be inadequate.
- The fence will also need maintaining and will become unsightly.
- British Standard BS 3963-1 for Feathered oaks (Quercus Robur) which is smaller than a light standard size has a girth of less than 6cm and a height of 1.75m to 2.00m for heavy standard oaks (Quercus Robur) the girth is 12-14cm and the height is 3.00m to 3.50m neither of which will create sufficient screening or an effective or adequate buffer.
- It is clear that from the levels of the neighbouring gardens that insufficient screening is included. The proposed buffer to protect neighbouring properties from noise and light pollution for the same reasons is also inadequate.
- No attempt has been made to utilise the space to the north and east of the clubhouse which is ideal for parking as these areas do not affect any neighbouring properties.

4.5 Representations have also been received in response to additional drawing PL-005 which shows a cross section of the site taken from 5 Walmar Close through to the proposed car park. As an additional drawing, which did not result in any changes to the proposal, this was not the subject of formal re-consultation however it was uploaded to the website on 26.6.2018. The intention of the drawing was to clearly demonstrate the relationship of the proposed car park with the immediately neighbouring properties. The comments received from one neighbouring occupier consider the proposed drawing is inaccurate and in particular does not reflect the levels difference between the rear of the garden at 5 Walmar Close and the proposed car park. In response, officers have queried with the Agent who has confirmed that the survey/ detail are accurate. However, if Members are so minded, this could be the subject of a condition to ensure that the levels are checked as part of the development.

4.6 The third round of public consultation was undertaken as a further amendment to the plan was made in an effort to further address the concerns of neighbours. On this occasion the only change was the increase in the height of the fence within the tree screening to a height of 3m from the ground level on the side of the golf club. 4 responses were received 2 in support and 2 objecting to the proposed development.

Summary of Comments in Support

- Will relieve parking on Beech Hill.
- Unlikely to affect neighbours as it will only be used infrequently.

Summary of Comments Raising an Objection

- All previous points still valid and the revised development has done nothing to deal with noise, disturbance and pollution.
- HWGC show no respect to neighbouring properties.
- The 3m high fence is unsightly and not in keeping.
- The proposed trees are unlikely to grow high enough to provide the required screening and also unlikely to screen the proposed fence.
- Nothing is proposed to stop the noise of cars driving over the loose aggregate surface.

External

4.6 None

Internal

4.7 Environmental Health: no objection (see Para 6.17)

4.8 Tree Officer: no objection (see Para 6.19)

4.9 Traffic and Transportation: no objection (see Para 6.20)

5.0 Relevant Policies

5.1 London Plan

7.4 Local Character

7.16 Green Belt

7.15 Reducing and Managing Noise

5.2 Core Strategy

CP30 Maintaining and Improving the Quality of the Built Environment

CP32 Pollution

CP33 Green Belt and Countryside

5.3 DMD

DMD 37 Achieving High Quality and Design-Led Development

DMD 68 Noise

DMD 69 Light pollution

DMD 82 Protecting the Green Belt

5.4 National Policy Guidance

National Planning Policy Framework

National Planning Policy Guidance

6.0 Analysis

Background

6.1 On 17th March 2015, consent was granted under reference 15/00239/TPO for the removal of 40 x mixed species trees protected by area TPO No 2. This permission was implemented but the Applicant thereafter, unlawfully hard surfaced the area for use as a car park extension.

6.2 Following advice from officers' about the need for planning permission, a planning application was submitted under reference 15/03971/FUL seeking retrospective approval for the use of land as an extension to the existing car park. This was granted on the 7th January 2016 subject to the conditions outlined in the planning history section of this report. Of particular relevance is Condition 2. This restricted the use of the overspill area to only 10 days a year in the interests of maintaining the openness of the Green Belt and to safeguard residential amenity. Furthermore, Condition 3 required the submission of a car park management plan. This was to

demonstrate how the use of the area would be restricted outside of the agreed 10 days of use and was required prior to use of the area as a car park. Condition 4 required that a scheme of landscaping be provided to the Council which would demonstrate adequate screening of the development from the rear of dwellings in Walmar Close to minimise the impact on residential amenity. This was also to be agreed prior to the use of the area as a car park.

- 6.3 Details pursuant to Conditions 3 & 4 (ref: 16/00450/CND) were validated on the 29th January 2016. However, the information submitted was inaccurate and was insufficient to satisfactorily discharge the conditions. Negotiations were undertaken, and various revisions were submitted to both the management plan and the landscaping scheme. However, the issues were not fully resolved and, while negotiations were still on-going, the Agent withdrew the application on 28th February 2017.
- 6.4 A new application for planning permission (ref: 17/01433/FUL) was then submitted in March 2017. This differed from the previously approved scheme (ref: 15/03971/FUL) in that it proposed an unrestricted use of the car park (rather than being limited to 10 days per annum). It also included a landscape buffer of 21m in width and between 11m and 12.5m in depth to the rear of properties in Walmar Close. After consideration, permission was refused for the following reasons:
- 1. The proposed use of the site for vehicle parking on a permanent and unrestricted basis, by reason of the potential to have vehicles permanently occupying the site, would have an adverse impact on the openness of the Green Belt and would result in an increased intensity of use which would be uncharacteristic of the Green Belt location. Furthermore, insufficient justification has been provided to demonstrate the need for the facility and that the benefits arising from the scheme would outweigh the identified harm to the Green Belt. The proposal is therefore contrary to policies 7.4 and 7.16 of the London Plan, Core policies 30 and 33 of the Core Strategy, Development Management Document policy 82 and the advice contained within the National Planning Policy Framework (section 9).*
 - 2. The proposed use of the site for vehicle parking on a permanent and unrestricted basis, by reason of the more intensive use proposed and the consequent additional noise, general disturbance and light pollution, would have an adverse impact on the residential amenities of the nearest neighbouring occupiers. The proposal is therefore contrary to London Plan policies 7.4 and 7.15, Core Policies 30 and 32 of the Core Strategy, Development Management Document policies 68 and 69 and the advice contained within the National Planning Policy Framework (in particular paragraphs 123 and 125).*
- 6.5 The current application has been submitted in an attempt to overcome the reasons for refusal identified above. Notably the application has been accompanied by a more robust case of 'very special circumstances' in an attempt to justify the proposal in the light of applicable Green Belt policy. In addition, the proposal seeks to minimise the impact on neighbouring residential occupiers by improving the screening between the proposed car park and the rear of properties in Walmar Close. These issues are discussed in more detail below.

Green Belt

- 6.6 The National Planning Policy Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being their openness and their permanence.
- 6.7 The current development has involved the extension of the existing hard-standing within an area of Green Belt. The land previously comprised an area of woodland until the trees were removed after the grant of an earlier consent (see planning history section of this report).
- 6.8 The introduction of the hard-standing and use for car parking is development and with reference to green belt policy is considered inappropriate development within the green belt due to the parked vehicles and associated works constituting a visual intrusion into the openness of the locality.
- 6.9 The previously approved application was considered acceptable in light of Green Belt policy as its use was to be restricted to 10 days a year to support key events in the Clubs sporting calendar and for the majority of time the space would remain open. This is not the case in this proposal and therefore the development is consistent with development normally considered to be inappropriate in the Green Belt.
- 6.10 However, paragraphs 143 and 144 of the NPPF note that local planning authorities can grant inappropriate development in ‘*very special circumstances*’. The agent for the application has submitted a case of ‘*very special circumstances*’ in an effort to justify the development in light of Green Belt policy by contending the car park extension supports and allows the continued function of an essential facility for sport and recreation (i.e. the HWGC). The ‘*very special circumstances*’ case is set out at section 3.2.2 of the submitted planning statement and states that (in summary):
- The car park extension is ancillary but essential to the ongoing sustainable operation of the sport and leisure function of the golf club. Paragraph 145 of NPPF notes that an exception to inappropriate development is “*provision of appropriate facilities for outdoor sport and outdoor recreation*”. As outlined in section 3 of the submitted planning statement ‘Needs Case’ relating to the club’s activity, it is clear that the existing main car park is full at some point every day and there is insufficient space for guests on events days leading to visitors parking on the surrounding streets. This is the case in both the summer and winter season. The proposal will provide appropriate ancillary facilities for the golf club (outdoor sport).
 - HWGC’s primary operation is for providing space for members and non-members to play social golf, partake in golfing events and play host to championship golf events (outdoor sport).
 - HWGC is rated 4th best golf club in Hertfordshire and provides community and social benefits to the wider area. The club hosts a range of golfing championships, member and non-member events throughout the year and is beneficial to the wider community of Enfield.
- 6.11 The level of detail contained within the planning statement makes a robust case in support of the very special circumstances and that the additional car parking is required to support the sustainable and continued operation of the golf club which itself is an acceptable use for green belt land. Overall therefore, it is considered that whilst the proposal would normally be considered to constitute inappropriate development, the proposed development does have a supportive association with the

primary use and it is considered the applicants' case of 'very special circumstances' is both credible and sufficient to outweigh the previously identified harm to the Green Belt. The car park will provide an appropriate facility to allow the continued sustainable use of the golf club for outdoor sport and recreation.

Impact on the Residential Character of the Area

- 6.12 The site is located to the rear of existing dwellings in Walmar Close and therefore does not have a significant presence in the wider street scene or surrounding area. Consequently, the use as a car park is not thought to cause, by reason of its siting, any adverse impact on the character of the area as a whole. In addition, the introduction of a landscaping buffer with under storey planting will re-instate some of the woodland character which was previously evident. This will result in a positive contribution to the character of the area and would minimise the visual impact when viewed from neighbouring residential properties.
- 6.13 In addition, it should also be noted that the fencing proposed in the vegetation to a height of 3m is designed to blend in with the vegetation. As the vegetation grows this will be largely invisible whilst providing the required solid screening to minimise the impact on the neighbouring occupiers. This is considered further below.

Residential Amenity

- 6.14 It is acknowledged that the site is located to the rear of residential properties in Walmar Close with No's 4, 5 and 6 having the closest relationship. As a consequence, the occupiers of these properties have all raised concerns as has the occupier of No 3.
- 6.15 The previous application was accepted because the proposed use was to be limited to 10 days per year and responded to concerns about the impact a more intensive use of the car park could have on residential amenity. The development currently proposed seeks approval for a permanent use of the car park 365 days a year. This would result in a greater intensity of use which is likely to increase the levels of noise, disturbance and light pollution from car headlights.
- 6.16 However, the proposal has been revised to try and address the potential amenity impacts. The, proposed car park would be separated from the rear of the properties in Walmar Close by 13.6m. This area would include additional landscaping (including tree planting and an understorey) and a 3m high timber fence contained within the landscape buffer which would seek to minimise the impact on the amenities of neighbours. Furthermore, the layout of the car park has been revised so that there are no parking spaces immediately facing the boundary of the neighbouring residential properties.
- 6.17 The Council's Environmental Health Officer has commented on the revised proposal for the permanent use of the area for car parking and has advised that there is no objection to the proposal on noise and general disturbance grounds. However, notwithstanding this opinion and his conclusion there is unlikely to be a negative environmental impact, to provide reassurance over the effect on residential amenity, the solid 3m high fence as indicated on the submitted drawings (which would extend 2m in height beyond the higher land level of the properties in Walmar Close) would be required to be installed prior to the commencement of the development. This could be secured by condition.

- 6.18 On balance, the revised proposal, which includes a landscaping buffer of 13.6m, the parking layout which would direct parking away from the boundary with properties in Walmar Close and the 3m high fence contained within the landscaping buffer, is considered to satisfactorily mitigate the potential amenity impacts of the development to an extent that any impacts would not be unacceptable.

Impact on Trees/ landscaping

- 6.19 A landscaping plan has been submitted with this application. This shows additional trees to be planted to provide screening to the development when viewed from the rear of neighbouring properties. The Tree Officer has inspected the proposals and advises that there is no objection. It is considered the specification is fine and although the heights of nursery stock are an approximation and dependent on species and nursery growing conditions, there is existing lower vegetation including a laurel hedge that will also screen the fence. Given the limited space and the existing overhanging trees, if larger tree stock was planted it would struggle to establish. It is considered that within a few years the trees will grow, and the carpark will be well screened

Parking, Access and Safety

- 6.20 The extended car park will provide for 35 additional vehicle spaces bringing the total capacity serving the golf club to 117. Most vehicles are likely to be going to and from the site during the middle of the day when morning patrons are leaving and afternoon patrons are arriving. Most additional visitors are expected on a Saturday or when the Club is hosting a competition (usually at the weekend). As a result, it is considered that on this basis the development is unlikely to have an adverse impact on highway safety or result in any traffic congestion concerns.

7. Conclusion

- 7.1 Although the extension of the existing car park and its unrestricted use for the parking of vehicles would represent inappropriate development in the green belt, the supportive association with the primary golf club use is recognised and together with the very special circumstances identified and the landscape mitigation proposed, it is considered on balance, the proposal would not harm the essential openness and character of the green belt in this location. Furthermore, measures have been introduced into the current proposals to address previous concerns expressed regarding the use of this area as a car park.
- 7.2 Furthermore, it is considered that the proposed use of the area for car parking on a permanent and unrestricted basis, due to the proposed parking layout, vegetation screening, and fencing proposed, would, on balance, not have an unacceptably adverse impact on the residential amenities of neighbouring occupiers.

8. Recommendation

- 8.1 That planning permission be GRANTED subject to the following conditions:
1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

| | |
|---|-------------------------------------|
| PL-001 Issue 2 | Site Location Plan |
| PL-002 Issue 2 | Site Layout with Existing Car Park |
| PL-003 Issue 3 | Site Layout with car Park Extension |
| PL-004 Issue 4 | Landscape Plan |
| PL-005 Issue 2 | Illustrative Cross Section |
| Planning Statement Dated 26 February 2018 | |
| Planning Statement Appendix A – Historical Maps | |
| Tree Survey Dated 15 January 2015 | |

Reason: In the interest of proper planning and for the avoidance of doubt.

3. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas and the levels of immediately adjoining land and properties in Walmar Close have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

4. The use of the hard-surfaced area for car parking hereby approved shall not commence until the proposed landscaping as detailed on drawing PL-004 Issue 4 has been planted. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved drawings.

Reason: To provide a satisfactory appearance and ensure appropriate screening of the development.

5. The use of the hard-surfaced area for car parking hereby approved shall not commence until the '3m high fence comprising of timber' indicated on drawing PL-004 Issue 4 and PL-005 Issue 2 is installed. Once installed the fence shall be permanently retained for the lifetime of the use.

Reason: To provide appropriate screening of the development in the interests of residential amenity.

6. The use of the hard-surfaced area for car parking hereby approved shall not commence until the parking bays indicated on drawing number PL-003 Issue 3 are marked. Once marked bays shall be permanently retained for the lifetime of the use. Vehicles shall only be parked in the allocated bays.

Reason: To prevent the over intensive use of the area in the interests of residential amenity.

7. The use of the hard-surfaced area for car parking hereby approved shall not commence until the surface is hard rolled. Once hard rolled the surface shall be permanently retained in this form for the lifetime of the use.

Reason: In the interests of residential amenity.

8. The parking area(s) forming part of the development shall only be used for the parking of motor vehicles and shall not be used for any other purpose.

Reason: To prevent the introduction of activity which would be detrimental to amenity.

1

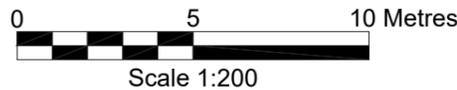
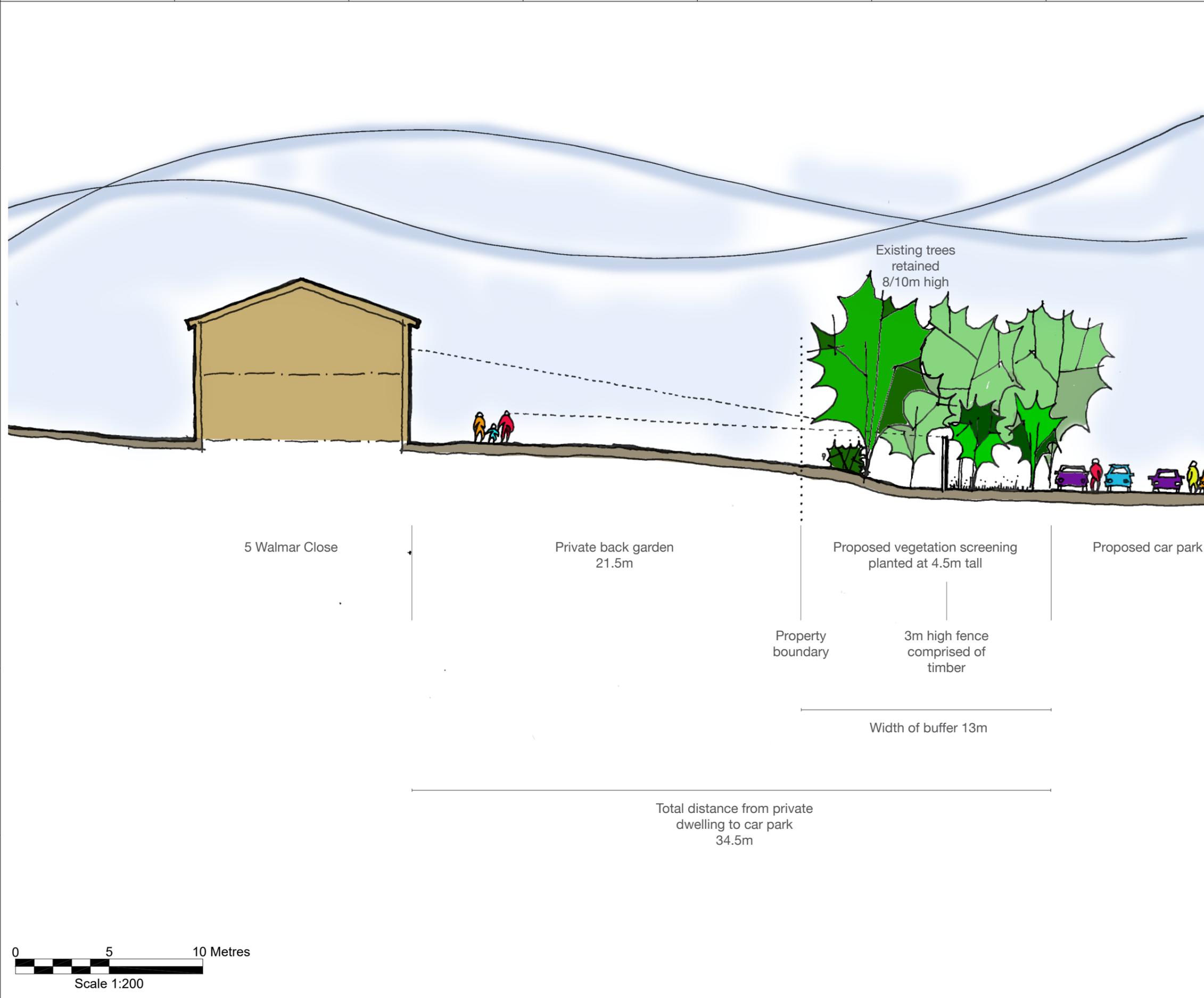
2

3

4

5

6



| 2 | 24/10/18 | BS | BO | WD |
|---------------------------|----------|----|------|------|
| Amendment to fence height | | | | |
| 1 | 22/05/18 | JB | BO | WD |
| Issued for Planning | | | | |
| Issue | Date | By | Chkd | Appd |

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Client
Hadley Wood Golf Course

Job Title
**Hadley Wood Golf Course
 Car Park Extension**

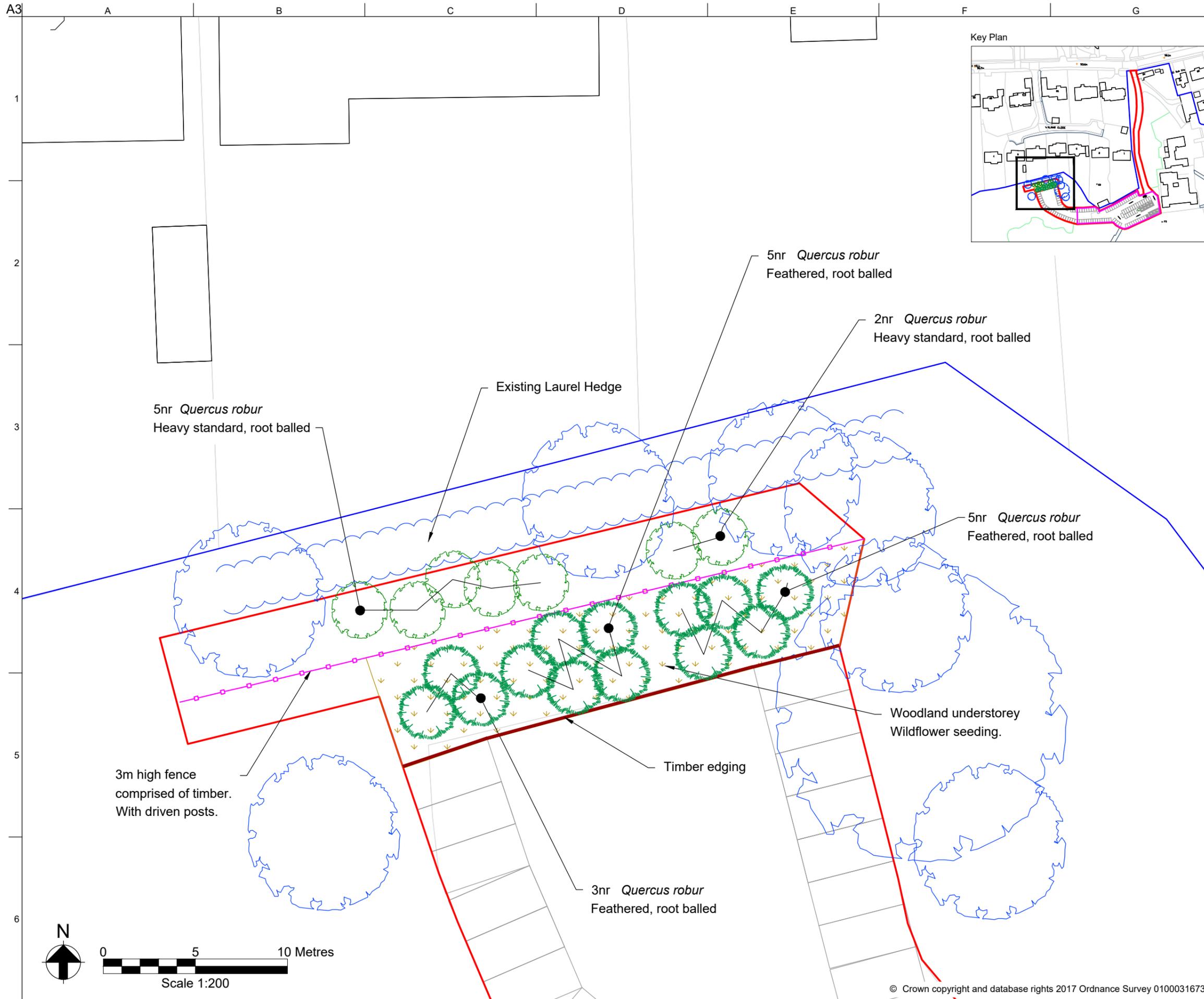
Drawing Title
Illustrative Cross Section

Scale at A3
 1:200

Discipline
 Landscape Architecture

| | |
|----------------------------|---------------------------------------|
| Job No 255966-00 | Drawing Status For Planning |
|----------------------------|---------------------------------------|

| | |
|-----------------------------|-------------------|
| Drawing No PL-005 | Issue 2 |
|-----------------------------|-------------------|



Legend

- Site Boundary
- Ownership Boundary
- Extent of Existing Car Park
- Existing Tree Retained
- Proposed Heavy Standard Oak Tree
- Proposed Feathered Oak Tree
- Proposed Close Boarded Timber Fence

| | | | | |
|---------------------------|----------|----|------|------|
| 4 | 24/10/18 | BS | BO | WD |
| Amendment to fence height | | | | |
| 3 | 22/05/18 | BS | BO | WD |
| Landscape amendments | | | | |
| 2 | 22/02/18 | NM | BO | WD |
| Issued for Planning | | | | |
| 1 | 18/01/18 | BS | MF | WD |
| Planning Application | | | | |
| Issue | Date | By | Chkd | Appd |

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Client
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Job Title
**Hadley Wood Golf Course
Car Park Extension**

Drawing Title
Landscape Plan

Scale at A3
1:200

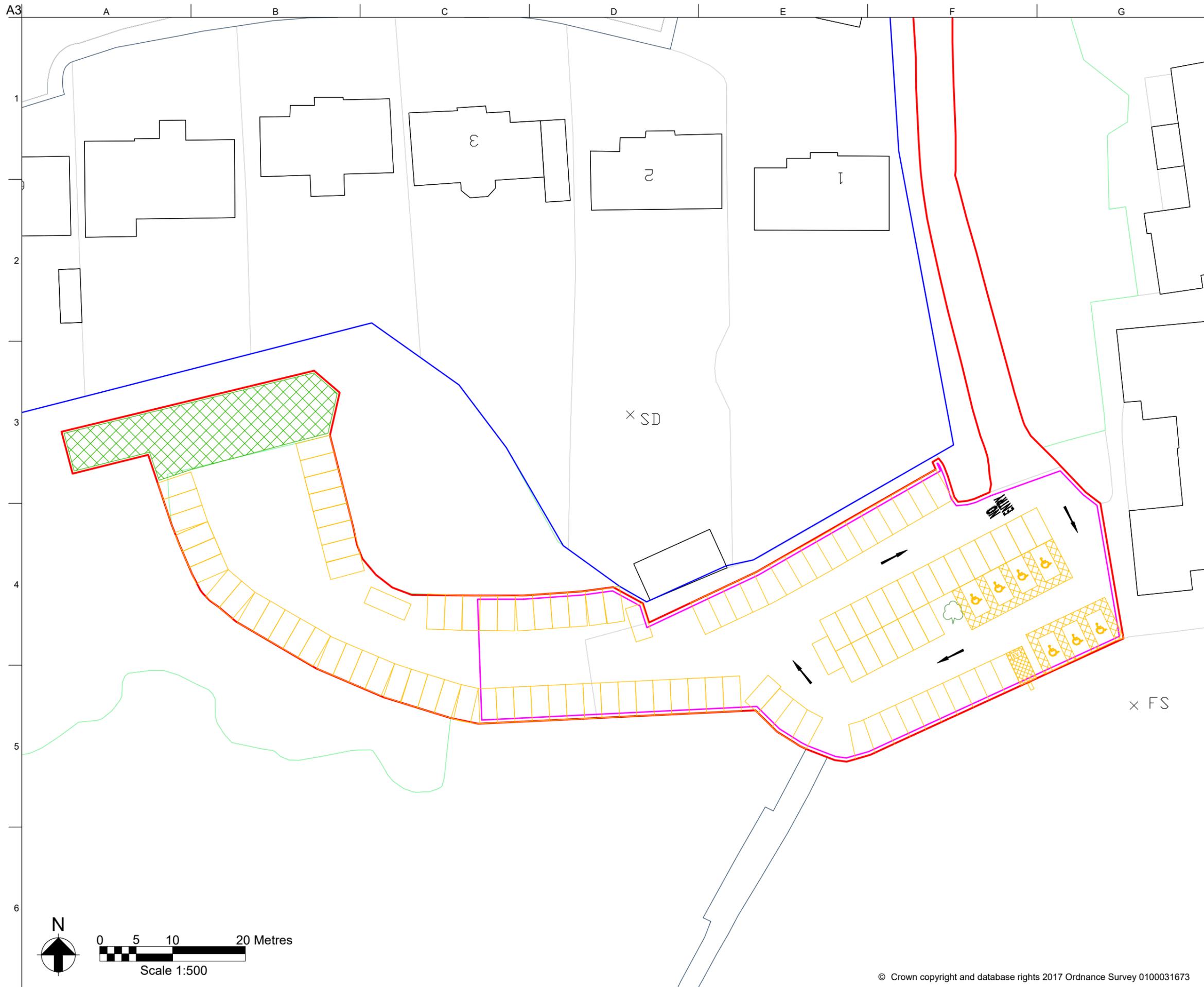
Discipline
Landscape Architecture

Job No
255966-00

Drawing Status
For Planning

Drawing No
PL-004

Issue
4



Legend

- Site Boundary
- Ownership Boundary
- Extent of Existing Car Park
- Landscape Strip
- Proposed Car Park including extension area (117 Spaces in total, including 7 disabled bays and 1 electric vehicle charging point)

| | | | | |
|----------------------|----------|----|------|------|
| 3 | 22/05/18 | BS | MF | WD |
| Issued for Planning | | | | |
| 2 | 22/02/18 | NM | MF | WD |
| Issued for Planning | | | | |
| 1 | 02/02/18 | BS | MF | WD |
| Planning Application | | | | |
| Issue | Date | By | Chkd | Appd |

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Client
Hadley Wood Golf Course

Job Title
**Hadley Wood Golf Course
Car Park Extension**

Drawing Title
Site Layout with Car Park Extension

Scale at A3
1:500

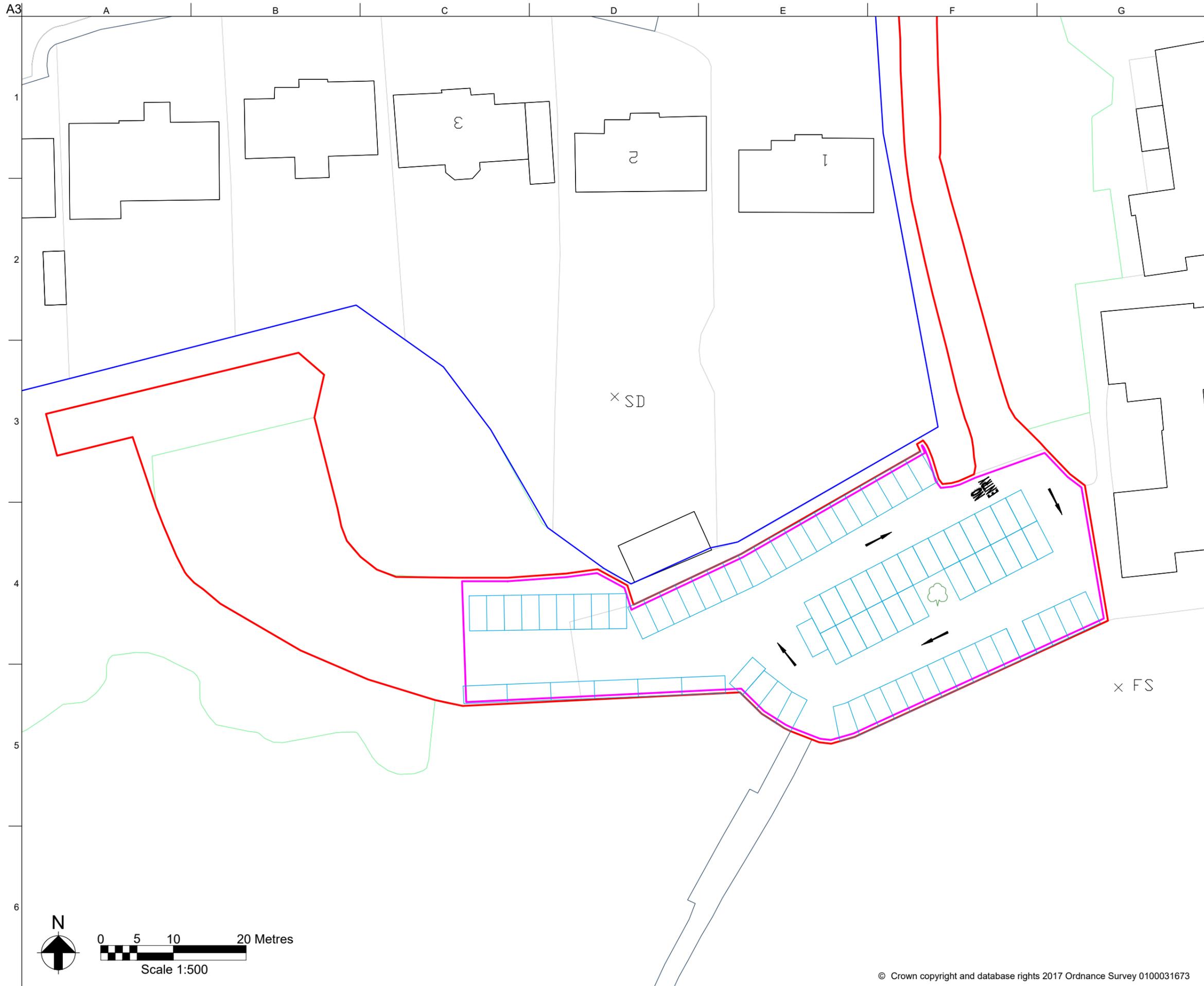
Discipline
Planning

Job No
255966-00

Drawing Status
For Planning

Drawing No
PL-003

Issue
3



Legend

- Site Boundary
- Ownership Boundary
- Extent of Existing Car Park
- Approximate Existing Car Park Layout (80 spaces)

| | | | | |
|----------------------|----------|----|------|------|
| 2 | 22/05/18 | NM | MF | WD |
| Issued for Planning | | | | |
| 1 | 18/01/18 | BS | MF | WD |
| Planning Application | | | | |
| Issue | Date | By | Chkd | Appd |

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Job Title
**Hadley Wood Golf Course
Car Park Extension**

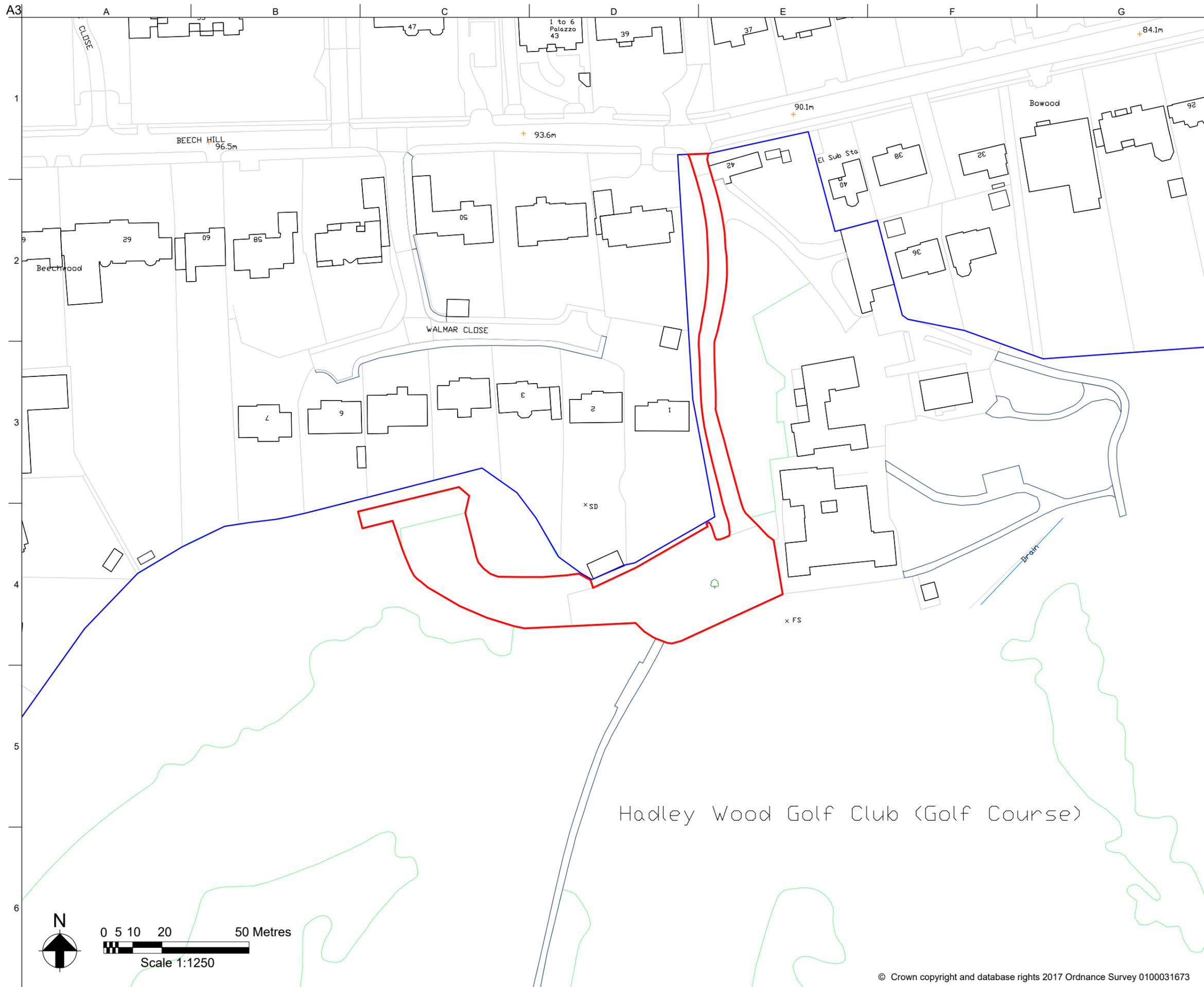
Drawing Title
Site Layout with Existing Car Park

Scale at A3
1:500

Discipline
Planning

| | |
|----------------------------|---------------------------------------|
| Job No 255966-00 | Drawing Status For Planning |
|----------------------------|---------------------------------------|

| | |
|-----------------------------|-------------------|
| Drawing No PL-002 | Issue 2 |
|-----------------------------|-------------------|



Legend

- Site Boundary
- Ownership Boundary

| | | | | |
|----------------------|----------|----|------|------|
| 2 | 22/05/18 | NM | MF | WD |
| Issued for Planning | | | | |
| 1 | 18/01/18 | BS | MF | WD |
| Planning Application | | | | |
| Issue | Date | By | Chkd | Appd |

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Client
Hadley Wood Golf Course

Job Title
**Hadley Wood Golf Course
 Car Park Extension**

Drawing Title
Site Location Plan

Scale at A3
 1:1250

Discipline
 Planning

Job No
255966-00 Drawing Status
For Planning

Drawing No
PL-001 Issue
2

Hadley Wood Golf Club (Golf Course)