

**CIRCULATED AT
THE MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
10 FEBRUARY 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	20/00519/FUL
Location	Warren Golf Club, Old London Road, Woodham Walter
Proposal	Additional tourism and interrelated leisure development, comprising 70 holiday lodges with associated change of use of the land within two areas of the site, alterations to existing Bunsay clubhouse, extension of Bunsay car park and new golf academy.
Applicant	Mr John Moran - The Warren Golf and Country Club
Agent	Mr Clive Simpson - Clive Simpson Planning Limited
Target Decision Date	15.10.2020 (EOT until 12.02.2021)
Case Officer	Julia Sargeant
Parish	Woodham Walter
Reason for Referral to the Committee / Council	Major Application Level of Public Participation Member Call In – Called in by Councillor K W Jarvis Local Development Plan (LDP) policies S1, S8, E5, D1, D2, D3 - impact on wildlife and outside of the LDP merits debate by members

Since writing the committee report further letters have been received from the agent and the noise consultant for the application in response to Environmental Heath's second consultation response. These letters can be summarised as follows:

Letter from Agent:

- Advises clients are willing to not implement the proposed BBQ area and have a condition imposed specifying that this is not permitted by the consent
- The purpose of the play barn/activities hall in the Bunsay clubhouse is intended to host indoor leisure activities which could include soft play, indoor archery, family quizzes, adult bingo etc. It is an enclosed space, built on the existing footprint, with no window openings on the elevation facing adjacent properties. Consider that with appropriate sound proofing the possibility of noise disturbance from this area is very limited.
- It is possible to impose a suitable condition relating to noise at the boundary of the site.

- Raises queries over the consultation responses from Environmental Health (EH) and query if the response that ‘broadly our concerns remain the same’ in the final sentence means the EH team still hold an objection. If they only hold concerns, my clients trust these can be dealt with through appropriate conditions.

Letter from dBc Consutation Ltd

- Advise that the report has demonstrated low impact, but suggested a condition if MDC wanted more assurance
- If MDC does not want to pursue this avenue then, dBc will continue to provide further evidence to demonstrate a low impact.
- Considers there is no quantification of ‘impact’ in the EH response.
- With the introduction of 50 lodges and associated development a voice or a shout may be audible at the NSR it is unrealistic to say otherwise and therefore there will be an impact. But dBc has demonstrated that in the outdoor area 25 raised voices speaking at one instant is unlikely to have a negative impact at the NSR. The context of the outdoor area is that this is essentially an outdoor eating area with background music, not an outdoor entertainment venue or high street music venue.
- The NSR is set back from the outdoor area and the screening from the proposed building will be considerable so dBc reiterates that the likely impact on the NSR will be low.

These letters were sent to the Environmental Health team who have confirmed that they are still concerned that the additional 50 lodges, the alterations to the clubhouse and the external seating area will have an impact on the Noise Sensitive Receptors. Although they do concede that they have no quantifiable objection. However, the Environmental Health Officer maintains their objection on grounds of noise.