



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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**to  
NORTH WESTERN AREA PLANNING COMMITTEE  
5 MARCH 2018**

<b>Application Number</b>	<b>FUL/MAL/17/01383</b>
<b>Location</b>	Three Rivers Golf & Country Club Honeypot Lane Stow Maries Essex
<b>Proposal</b>	Erection of grounds maintenance barn and workshop with associated yard, vehicle parking, storage of materials and landscaping
<b>Applicant</b>	Mr G Peachey - Peachey's Retirement And Trust Scheme
<b>Agent</b>	Mrs Shirley Pay - Smart Planning Ltd
<b>Target Decision Date</b>	09.03.2018
<b>Case Officer</b>	Yee Cheung, Tel: 01621 876220
<b>Parish</b>	<b>COLD NORTON</b>
<b>Reason for Referral to the Committee / Council</b>	Major Application

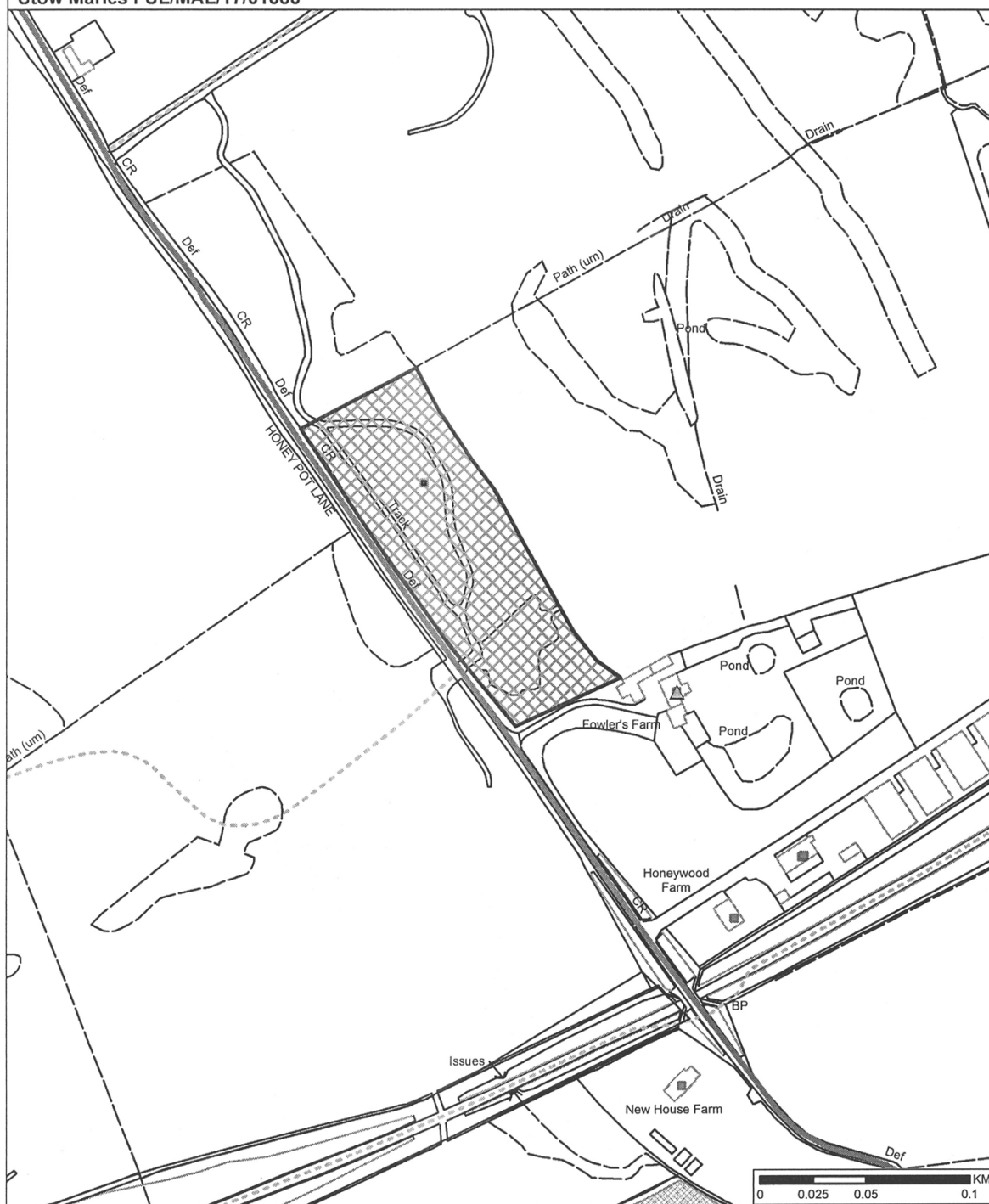
**1. RECOMMENDATION**

**APPROVE** subject to the conditions (as detailed in Section 8 of this report).

**2. SITE MAP**

Please see overleaf.

# Three Rivers Golf & Country Club - Honeypot Lane Stow Maries FUL/MAL/17/01383



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Scale: 1:2,500

Organisation: Maldon District Council

Department: Planning Services

Comments: North West Area Committee

Date: 19/02/2018

MSA Number: 100018588

### **3. SUMMARY**

#### **3.1 Proposal / brief overview, including any relevant background information**

- 3.1.1 This application relates to the golf club and golf course located to the south east of Stow Road and north east of Honey Pot Lane. The application site, edged in red, is approximately 1 ha and currently serves the golf course as an open storage yard for sand, soil, mulches and green waste arising from the maintenance of the main and adjacent golf courses. On site, there are also artificial mounds and large spoil heaps. Due to the rural nature of the site, it is also a known location of fly-tipping. Apart from the existing access point off Honey Pot Lane, the site is enclosed by existing vegetation to the north eastern, south east and south western boundary. An unmade access track to the golf course is visible within the site where it meanders onto the golf course to the north west and beyond.
- 3.1.2 The proposal seeks to level the land and to construct a maintenance barn / workshop within the site for the storage of green keepers' vehicles and equipment to be used ancillary to the Three Rivers Golf Course.
- 3.1.3 The barn / workshop would measure approximately 27.4 metres in length, 17 metres wide and have a height of 7.8 metres to ridge level. It would be constructed using green profile steel sheeting and have an appearance of an agricultural building. There will be no changes to the existing access point at Honey Pot Lane. The proposed building would almost be centrally located within the golf complex as shown on Drawing No: **16.3666/M003?** dated 24.10.2018.
- 3.1.4 Planning permission was granted in 2005 (reference: **FUL/MAL/05/00782**) for the erection of two proposed storage barns, ancillary buildings and guard netting at Three Rivers Golf Club. It was noted that one was storage barns was to be constructed to the north of the site and one to be constructed within the plot in a similar location as to the barn shown in this current application. The Applicant has confirmed in an email correspondence dated 19 January 2018 that the scheme was never implemented and as such has expired.

#### **3.2 Conclusion**

- 3.2.1 It is considered that the proposed grounds maintenance barn / workshop, vehicle parking and the open storage of materials to be used in conjunction with the Three Rivers Golf Course would be acceptable in this location. The barn would be sited within the plot where it is enclosed by established trees to the north east, south east, and south western boundary which offers screening when viewed in the wider area. The barn / workshop would have an appearance of an agricultural building and would not appear out of keeping within the rural setting. In this respect, the proposal would accord with Policy D1 of the Maldon District Local Development Plan (LDP), the Maldon District Design Guide, and the National Planning Policy Framework in relation to good design. As the development proposal would be used in conjunction with the golf club, the proposal would also accord with Policies S8 and E1 of the LDP.

#### **4. MAIN RELEVANT POLICIES**

Members' attention is drawn to the list of background papers attached to the agenda.

##### **4.1 National Planning Policy Framework 2012 including paragraphs:**

- 7, 8, 14, 17, 28, 56, 57, 60

##### **4.2 Maldon District Local Development Plan approved by the Secretary of State on 21 July 2017**

- Policy S1 Sustainable Development
- Policy S8 Settlement Boundaries and the Countryside
- Policy D1 Design Quality and Built Environment
- Policy E1 Employment
- Policy E5 Tourism
- Policy N2 Natural Environment, Geodiversity and Biodiversity

##### **4.3 Relevant Planning Guidance / Documents:**

- National Planning Policy Guidance (NPPG)
- National Planning Policy Framework (NPPF)
- Car Parking Standards
- Maldon District Design Guide

#### **5. MAIN CONSIDERATIONS**

##### **5.1 Principle of Development**

- 5.1.1 Policy S8 of the Maldon District Local Development Plan (LDP) states that the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. Outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for stringent criteria as set out in Policy S8 (a-m). The proposal is considered as an exception as the barn would primarily be used for storage and workshop purposes in connection with the Three Rivers Golf Course in accordance with Policy S8(b) 'Employment generating proposals in accordance with Policy E1 of the LDP'. The proposal would also accord with Policy S8(f) 'Rural diversification, recreation and tourism' as well as Policy S8(j) 'Green infrastructure, open space and sports facilities'. As the development proposal is directly related to an existing tourism facility within the Maldon District, it is considered that the development would also accord with Policy E5 of the LDP.
- 5.1.2 In terms of justification of the proposed development, a Planning Support Statement was submitted in support the development proposal. In this statement, it claims that the Applicant wishes to construct a storage barn / workshop ancillary to the golf course use, to facilitate and to improve the daily operations for the green keepers at the Three Rivers Golf and Country Club by locating the new building in a more central and convenient location within the golf course complex. Further, the distance

for the existing staff to travel would be shorter thus reducing fuel consumption, and subsequently making the overall operations more sustainable within the rural area. The application site is also prone to fly-tipping and was evident during an officer site inspection. It is considered that the proposal, by generating activities within the site, providing a formal presence, the erection of an entrance gate and a CCTV would help to secure the site and prevent future fly-tipping incidents

## **5.2 Design and Impact on the Character of the Area**

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.
- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. Policy D1 of the Local Development Plan also seeks to ensure that development will not have a detrimental impact on its surrounding area and local context and will actively seek opportunities for enhancement in the built environment.
- 5.2.3 It is also pertinent to note that in December 2017, the Local Planning Authority adopted the Maldon District Design Guide (MDDG) which is an adopted Supplementary Planning Document and is now a key mechanism for the delivery of design quality within the district. This new guide, not only looks at overall layout, materials and form, but also the individual characteristics of the natural and built environment. This document is now a material consideration in the assessment of all planning applications. Section A03 of the guidance refers to the value of good design. It ensures that all development has a positive impact on the environment, is integrated into its immediate and wider surroundings.
- 5.2.4 The proposed barn / workshop would measure approximately 27.4 metres in length, 17 metres wide and with a height of 7.8 metres to ridge level. It would be constructed using green profile steel sheeting and have an appearance of an agricultural building. The building would be set back on average of 8 metres within the application site when measured from the north western boundary and 52 metres away from the south eastern boundary shared with Fowler's Farm. Positioned within the site, the barn / workshop would be screened by existing trees and hedges to the north east, south east and south western boundary of the site. It is proposed that additional trees and hedgerow planting would be introduced to the perimeter of the site and this can be secured by an appropriately worded condition should the application be approved.
- 5.2.5 In the 2005 planning application (**FUL/MAL/05/00782**) it was noted that the dimensions for each storage barn measured at 12 metres x 18 metres with a height between 5.3 and 5.5 metres in height to ridge level. This planning application was not implemented. Had the two storage barns been constructed, the built form of development, hardstanding and associated activities on the two sites would have been sporadic within the golf course complex. It is considered that by amalgamating the two storage barns to form one large barn would contained the said activities within the site, preventing the sprawl of development in the rural landscape.

- 5.2.6 In terms of size, scale and bulk, while it is noted that the proposed development would be approximately 2.3 metres higher than the scheme previously approved. It is considered that the orientation of the building where it runs parallel to Honey Pot Lane coupled with the roof plane sloping away from the south western boundary would appear less bulky and prominent when viewed from the public domain. The design of the barn / workshop would commensurate with the proposed use and is not considered to detract from the existing golf club, course or appear out of character with the area where agricultural barns are common features in the rural landscape.
- 5.2.7 At present, there are materials such as sand, soil, mulches and green waste (arising from the maintenance of the main and adjacent golf courses) stored within the application site. The materials are spread out to the north west and south east. The proposal would result in the storage of the materials to the south east of the site. This would visually improve the character and appearance of the rural area in accordance with Policy D1 of the LDP.

### **5.3 Impact on Residential Amenity**

- 5.3.1 Policy D1 of the LDP advises that any development should protect the amenity of surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight and that development should not result in unacceptable material impact upon the living conditions and amenity of nearby properties.
- 5.3.2 The nearest neighbouring residential property to the application site is Fowler's Farm which is located immediately to the south east. As part of the application submission, it is proposed that the southern part of the site would be used for open storage for landscaping materials such as soil and sand. This open storage to the site was evident on site and also the Council has photographic evidence that this area has been used for storage of sand and soil since 2005 and could construed that the use of the site to be lawful. The Environmental Health Team has assessed the application and has raised concerns regarding the open storage of landscaping materials: soil, sand etc. as well as vehicle parking and a grounds maintenance barn and workshop as the development may impact on the existing occupiers of Fowlers Farm and Honeywood Farm. It has been advised that should the application be approved, conditions to limit the hours of operation, surface water drainage, sound proofing of the barn, and lighting to be submitted to and approved by the Council. Foul drainage details should also be submitted if only toilet / kitchen facilities are being provided. Based on the Floor Plan submitted (Drawing 16.3666/P202 dated 22 September 2017) it does not appear that these facilities are being provided and therefore a condition for foul drainage details would be unreasonable and unnecessary.

### **5.4 Access, Parking and Highway Safety**

- 5.4.1 The Council's adopted Vehicle Parking Standards ('VPS') it states that for storage and distribution uses, a maximum of 1 space per 150m<sup>2</sup> would be required. It is calculated that three car parking spaces should be provided. As there is a workshop element within the barn, this would solely be used by the existing green keepers employed by the golf club. Further the Agent has confirmed in an email correspondence dated 8 February 2018 that the proposal would not increase in the number of green keeping staff. In this instance, it would be unnecessary to create a

large parking / hardstanding area where it could potentially harm the character and appearance of the rural area.

- 5.4.2 The Highway Authority has assessed the application and no objection is raised regarding the proposal subject to informative to be imposed should the application be approved.

## **5.5 Other Material Considerations**

- 5.5.1 The application site is situated a short distance to the north-west of Fowler's Farmhouse, which is a Grade II listed. The farmhouse is an attractive vernacular building with a gambrel roof and 17<sup>th</sup> century origins. The setting of the house is complemented by its countryside location, particularly the paddock between it and the road, and by the late brick former threshing barn adjacent to it.
- 5.5.2 Having considered the distance which separates the development proposal from Fowler's Farmhouse, and the intervening vegetation, is such that the proposed barn / workshop would not cause harm to the setting or significance of the listed building.
- 5.5.3 The Conservation Officer has advised that this proposal would cause no harm to the significance of the listed building and therefore would accord with the policies set out in Chapter 12 of the NPPF and Policy D3 of the LDP. In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. It is considered that the proposal would be consistent with this objective.

## **6. ANY RELEVANT SITE HISTORY**

- **FUL/MAL/93/00719** - Extension to existing golf course to provide additional 16 holes. Allowed on Appeal 10 May 1995
- **FUL/MAL/97/00739** - Temporary greenkeepers building. Approved: 6 January 1998
- **FUL/MAL/05/00782** - Proposed Storage Barns, Ancillary Buildings and Guard Netting. Approved: 6 September 2005

## **7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### **7.1 Representations received from Parish / Town Councils**

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Cold Norton Parish Council	No reply at the time of writing this report	Any comments received will be reported on the Members Update
Stow Maries Parish Council	No objection. The Council notices that the building is relatively high and wishes the area to be landscaped to reflect this subject to an	Noted

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
	approved scheme.	

## 7.2 Statutory Consultees and Other Organisations

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
Environment Agency	No comment to make on this application	Noted
Highway Authority	No objection to make on this application	Noted
ECC Suds Team	The impermeable area for this development is below 1000sqm, the application is considered minor and is therefore beyond our statutory remit to respond.	Noted

## 7.3 Internal Consultees

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Environmental Health Services	The applicant has not considered the potential impact this development may have on the occupiers of Fowlers Farm and Honeywood Farm. Conditions to be imposed should the application be approved	Noted
Conservation Officer	The proposed barn will cause no harm to the setting or significance of the listed building.	Noted

## 7.4 Representations received from Interested Parties

- 7.4.1 No letters were received at the time of writing this report. Any comments received will be reported on the Members Update.



## 8. PROPOSED CONDITIONS

- 1 The development hereby permitted shall begin no later than three years from the date of this decision.  
REASON: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development shall be carried out in accordance with the following approved plans and documents: 16.3666/P201 Rev B, 16.3666/E101 Rev A, 16.3666/M002 Rev A, 16.3666/P203, 16.3666/P202, 16.3666/M004, 16.3666/M003, 16.3666/M001.  
REASON: For the avoidance of doubt as to the extent of this permission.
- 3 No development shall take place until samples of the facing material to be used have been submitted to and approved in writing by the local planning authority. The works must then be carried out in accordance with the approved details.  
REASON: To ensure that appropriate external materials would be used for the construction of the development in accordance with Policy D1 of the Maldon District Local Development Plan.
- 4 No development shall take place until full details of both hard and soft landscape works to be carried out have been submitted to and approved in writing by the local planning authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development, unless otherwise first agreed in writing by the local planning authority.  
  
If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.  
REASON: To ensure the soft and hard landscaping are appropriate and to protect the visual amenity of the rural area in accordance with Policies S1 and D1 of the Maldon District Local Development Plan and Government advice as contained in the National Planning Policy Framework.
- 5 Details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers shall be submitted to and approved in writing by the local planning authority. The screening as approved shall be constructed prior to the first use/occupation of the development to which it relates and be retained as such thereafter  
REASON: To ensure the boundary treatments are appropriate and to protect the visual amenity of the area in accordance with Policies S1 and D1 of the

Maldon District Local Development Plan and Government advice as contained in the National Planning Policy Framework.

- 6 Prior to the commencement of development, details of the surface water schemes to serve the development shall be submitted to and agreed in writing by the local planning authority. The agreed scheme schemes shall be implemented prior to occupation of the development hereby approved  
REASON: To ensure an appropriate surface water scheme is available for the site in accordance with Policy D2 of the Maldon District Local Development Plan.
- 7 The use of the barn / workshop hereby permitted shall not commence until sound proofing details have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented prior to the first use of the building and retained as such thereafter.  
REASON: To protect residential property from noise arising from activities on site in accordance with Policy D2 of the Maldon District Local Development Plan.
- 8 No floodlighting or other external form of illumination of the site shall be undertaken.  
REASON: To protect the visual amenity of neighbouring residential properties in accordance with Policies D1 and D2 of the Maldon District Local Development Plan.
- 9 Prior to the first use of the development, the car parking spaces shown on Drawing No: 16.3666/P201 Rev B dated 22.09.2017 shall be constructed, surfaced and maintained free from obstruction. The spaces shall be retained for staff parking and no other purpose thereafter.  
REASON: To ensure the appropriate level of car parking is available for the future occupiers of the site in accordance with Policies D1 and T2 of the Maldon District Local Development Plan.
- 10 The use of the storage barn / workshop hereby permitted shall only be used for the storage of materials and equipment directly connected with the maintenance of the Three Rivers Golf Club to which it relates.  
REASON: To ensure the appropriate use of the buildings in accordance with Policy D1 of the Maldon District Local Development Plan.
- 11 The use of the barn / workshop hereby permitted shall only be undertaken between 06:00 hours and 18:00 on weekdays; between 06:00 hours and 18:00 on Saturdays, Sundays and public holidays.  
REASON: To protect the amenity of neighbouring residential properties in accordance with Policies D1 and D2 of the Maldon District Local Development Plan.
- 12 No goods, materials, plant, machinery, skips, containers, packaging or other similar items shall be stacked, stored or deposited on the site to a height exceeding 2.0 metres.  
REASON: To protect the visual amenity and the amenity of neighbouring residential properties in accordance with Policies D1 and D2 of the Maldon District Local Development Plan.

## **INFORMATIVE**

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The Applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to: SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, CM2 5PU.