

**TITLE : 06/01096 / FUL**

**RESHAPING AND LANDSCAPING OF PARTS OF EXISTING GOLF COURSES INCLUDING RAISING LAND LEVEL TO PARTS OF SITE BY UP TO 4M TO IMPROVE QUALITY AND SAFETY OF FACILITIES AND CREATION OF NEW RESERVOIRS FOR IRRIGATION WATER SUPPLY. CONSTRUCT TEMPORARY SITE ACCESS ONTO HULLBRIDGE ROAD FOR DURATION OF CONSTRUCTION PERIOD. REMOVE EXISTING BALL SAFETY FENCING TO PRACTICE RANGE AND REMODEL PRACTICE RANGE TO BE CONTAINED WITHIN RAISED MOUND UP TO 5M HIGH AND PROVIDE 2M HIGH FENCE ON MOUND TOP WITH LANDSCAPING.**

**HANOVER GOLF CLUB, HULLBRIDGE ROAD, RAYLEIGH.**

**APPLICANT : MR SHANE MURPHY**  
**ZONING : METROPOLITAN GREEN BELT**

**PARISH: HULLBRIDGE PARISH COUNCIL**  
**WARD: HULLBRIDGE**

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### **Introduction**

- 3.1 Consideration of this application was deferred at the meeting of 22 February 2007 whereby Members requested officers bring back the application to a specially arranged meeting for consideration.
- 3.2 This application is to the site of the Hanover Golf Club located on the eastern side of Hullbridge Road and extending to a site of some 88 hectares of land. The site is divided into three main areas. A practice range exists immediately adjoining Hullbridge Road to the immediate north of the club buildings. The remainder of the site is divided into two 18 hole courses. The Regency Course is located on the northern part of the site and operates as a pay and play facility. The Georgian Course is located on the southern part of the site and operates as a private members club.
- 3.3 The new owners of the site wish to improve the quality gap between the pay and play course to the north and the members course to the south. This would help redress a general trend where pay and play courses have been overplayed and of generally poorer quality but where private clubs have been difficult to join. As a consequence clubs are becoming more welcoming to visiting golfers and as such the Regency pay



and play course is currently underused.

- 3.4 The owners identify safety concerns relating to the arrangement of holes on the pay and play course and the need to improve the irrigation of the site given the threat of drought orders and that it is no longer possible to rely upon the water companies for supply.
- 3.5 The practice ground / driving range is not receiving the volume of use the club had hoped for. It is felt this is due to a lack of visual quality and golfing interest with a flat outfield and no shaping to lead the eye towards defined target areas. The lack of slope and clay soils means water is slow to disperse despite drainage. A lack of ball roll and consequent plugging have had a negative impact on practice as well as ball collection.
- 3.6 The nets around the practice area are difficult to maintain and are unsightly.
- 3.7 The short course marked out around the outside edge of the existing driving range has received little custom in part due to the unattractive location alongside the range netting.

#### **PLANNING APPLICATION DETAILS**

- 3.8 The proposed remodelling works requiring planning permission affect some 21.5 ha of the site. The areas to be worked would be connected by temporary internal haulage routes from a temporary site access. The proposal includes wider landscaping changes over the greater part of the site. The development would be implemented whilst the courses and facilities would remain open for business.

#### **Creation of Temporary Site Access**

- 3.9 To facilitate the access of the fill to be used in the earthworks and allow construction traffic to enter the site without conflict with players and other guests, a temporary site access onto Hullbridge Road is proposed to be formed 140m north of the existing site access opposite open land just to the south of the dwelling "Leawood".
- 3.10 The access would be constructed to a width of 7m with 10m radii to both sides. The supporting Transport Statement states that adequate visibility would be achieved by a visibility splay of 4.5m x 120m.
- 3.11 The access would connect to a haul road running parallel to Hullbridge Road south towards the main access and between the existing buildings and driving range shed before forking out across the site to the areas of work on both courses.
- 3.12 The haul road would be made from hardcore and would be lifted and removed at the end of the construction period.
- 3.13 The proposed temporary access would be constructed by removing part of the existing hedging and forming the construction in accordance with the requirements of the County Highway Authority. Once the development is completed the temporary access would be permanently closed and the land reinstated.



- 3.14 To serve the construction process a fenced site compound with security lighting would be created close to the temporary entrance. This would include a portakabin site office, mess room and toilet facilities. The applicant advises that a variety of equipment would be used from time to time but it is likely that a tracked bulldozer / excavator suitable for grading inert soils would be present on site for the duration of the operation and at other times a 360 degree excavator and dump truck will be required.
- 3.15 The applicant proposes a wheel spinner to be located close to the site entrance to be used by all vehicles to clean wheels prior to joining the public highway.

**The Driving Range**

- 3.16 The practice ground is set in a large rectangular plot over 340m in length and 145m in width at the southern end widening to 185m at the northern end. The current application seeks to take into the practice area the unused short hole course that exists around the practice nets and by changing the landform would create a far more interesting and visually attractive practice area.
- 3.17 The proposal would create a contoured outfield with raised target greens and sufficient falls to improve surface water dispersal. The ridge line to the mound in this area will be typically 4.5m – 5.0 m above the existing ground level with an average depth over the outfield and perimeter area of 1.9m. Two mature trees on the eastern side of the practice ground will be retained and the mound would not extend into their canopy area.
- 3.18 To aid with ball containment, assist collection and deter trespass onto the outfield it is proposed to erect 2m high fencing along the mound top inside a landscaped and planted area.
- 3.19 A new drainage pond and putting green are also proposed alongside the club house.

**Regency – Pay and Play Course (North)**

- 3.20 The Regency course is the subject of extensive remodelling to address safety concerns and improve the quality of play.
- 3.21 To relieve congestion around the south eastern part of the course around holes 13 – 17 a new 6<sup>th</sup> hole is proposed. The tee and green complexes need to be raised to ensure visibility, playability and drainage. No works will take place within 16m of the water course to negate any adverse hydrological impacts.
- 3.22 The existing holes in this area will be realigned with wider spacing and additional shaping and one existing hole removed. A new pond will be created to the right of the 16<sup>th</sup> green to create an additional golfing hazard and attractive landscape feature. New mounding will be created to improve visual separation and safety.
- 3.23 The maximum change in elevation from existing ground levels in this part of the site will be approximately 3.5m with an average depth of area worked at just under 1.3m.



**Georgian - Members Course (South)**

- 3.24 The area of the 11<sup>th</sup>, 15<sup>th</sup>, and 16<sup>th</sup> holes forms a triangle of doglegs. It is proposed to introduce shaping of the area to provide a visual reason for the alignment of the holes by mounding and planting. Mounding in this area will gently slope up to 4m in height with an average depth of less than 1.5m above existing ground levels.
- 3.25 This part of the site would continue to be managed as rough grassland to encourage the skylarks in this area to remain.
- 3.26 Adjoining the 5<sup>th</sup> green it is proposed to provide a clay lined pond of around 1300 square metres to provide hazard to golfers, but also visual and ecological interest. The pond will be planted with marginal species appropriate to the locality.

**Reservoirs**

- 3.27 Three reservoirs are proposed to the south eastern part of the site and on the Georgian Course alongside the 3<sup>rd</sup>, 4<sup>th</sup> and 14<sup>th</sup> holes. They would each be in the region of 5000 square metres in area and able to hold over 20,000 cubic metres of water which is a capacity considered able to meet the irrigation requirements for both courses in most years.
- 3.28 The reservoirs would be set at ground level to avoid risk of encroachment on the ground water table. The retaining banks would be shaped like the practice ground mounds and extensively planted. The maximum change to elevation from existing ground levels would be approximately 5m with an average depth of area worked at just over 1m.
- 3.29 The reservoirs would be filled from spring water on the site over the winter period.

**Landscaping**

- 3.30 The proposal sets out a general programme of planting and maintenance across the site as a whole with out of play rough areas between fairways aimed at increasing ecological connectivity across the site and increasing the planting of native species. Immature non – native plantings such as eucalyptus would be removed and new plantings of native species provided to reduce the framing of fairways on the Georgian fairways by exotic specimens such as Leyland Cypress. Whilst no large expanses of new woodland would be created, the total area of tree and shrub planting would amount to some 6ha across the site and equating to 15,000 shrubs and 4,800 trees.
- 3.31 A further 2,000 or so tree and or shrub whips will be planted to strengthen the hedgerow along the eastern boundary. The phase one establishment trees will comprise a mix of 35% Field Maple, 20% Hazel, 15% Ash, 10% Crab Apple, 10% Wild Cherry and 10% Whitebeam. The shrubs will include 25% Hawthorn and 15% Blackthorn. The mix will also include 10% East Anglian Elm or disease resistant European Elm on the advice of the applicant's ecologist.



- 3.32 The phase two establishment will comprise 35% Oak, 20% Ash, 15% Field Maple, 10% Crab Apple, 10 % Crack Willow and 10% White Willow. The hedgerow species will be dominated by 30% Hawthorn and 15% Blackthorn.
- 3.33 Opportunities exist to increase the impact of native species by positioning tighter groups of new plantings in out of play locations. Blanket planting of belts of trees will be avoided to prevent blocking distant views and the loss of rough areas of grassland in accordance with the advice of the applicant's ecologist. The management of the planting will seek to retain features to trees after five years which show splits and forks and dead tissue because of their value to species diversity.
- 3.34 New areas have been identified for extensive wildflower seeding with a policy to manage these areas for ecological benefit. The linking of rough areas of grassland will create wildlife corridors.
- 3.35 The application is accompanied by the following supporting material:-

**Supporting Statement**

- 3.36 The supporting statement sets out the reasoning behind the proposal and that to do nothing would be unacceptable from the point of view of risk of injury, decline in usage, together with loss of course appeal. Failure to stimulate demand would impact on the funds available to maintain the facility.
- 3.37 Alternative safety measures such as shortening certain holes would imbalance the layout and adversely affect course appeal. The use of high safety net fencing would be intrusive visually and expensive to maintain.
- 3.38 To increase green fees and range ball costs might have some benefits to the pay and play course but financial benefits would be questionable and would have an effect upon the perception of the course as a whole.
- 3.39 Improvements in the efficiency of water use will be investigated but would not in themselves bring benefits of the scale required to negate summer dependence on mains supply for irrigation. The use of boreholes to supply water is an option but subject to licensing by the Environment Agency and would not provide a water supply safe from restriction.
- 3.40 The supporting statement explains the details of the application. If allowed, the proposed importation of material would be carried out over a period of three years between the hours of 07:30 – 17:30 Mondays to Fridays and 07:30 – 13:00 on Saturdays. The duration of the works despite best estimates would be dependant upon weather conditions and availability of soils in the locality.
- 3.41 The remodelling works would be undertaken in four phases:-
1. The practice ground remodelling of the driving range would take place over a period of 12 months with commencement in spring 2007.

2. The regency course works (northern part of the site) would take around 16 months but would not commence until DEFRA Licensing approval has been achieved for works to take place in the vicinity of the Great Crested Newts with any necessary mitigation measures in place.

3. The Georgian Course works (southern part of the site) would take around 2 months to complete and will need to be undertaken between September to January to avoid disturbance to breeding/nesting Skylarks. This phase may therefore need to alternate with the construction of the reservoirs depending upon completion of the regency course works.

4. The final phase would be the construction of the irrigation reservoirs over a period of six months.

- 3.42 The fill material in the main would be taken to the working area by the visiting lorries over the haul road and deposited where required to avoid the cost of double handling. The machinery required would be a large bulldozer (e.g., CAT D8), one 360 degree excavator, a dumper, water bowser and tractor used for damping down as well as the 4 axle tipper lorries bringing the material onto the site.

#### **Transport assessment**

- 3.43 This assessment identifies the need for 350,000 cubic metres of infill for the required course design to be delivered over a three year period. The assessment calculates a requirement for 46 no. twenty ton trucks per day at 5 no. arrivals and 5 no. departures per hour assuming a 9/10 hour working day.
- 3.44 The assessment concludes that the temporary access proposed would enjoy adequate visibility by way of a 4.5m x 120m visibility splay and that the size and location of the temporary access is considered acceptable in terms of highway safety and practicality.

#### **Flood Risk Assessment**

- 3.45 This assessment identifies that the site is within a small catchment that discharges to the River Crouch. The proposed construction of three reservoirs and remodelling of the courses is to be achieved using imported soils to create embankments and landforms. The construction of the reservoirs is not expected to have a significant impact on local hydrology. The reservoirs are to be filled using spring water in the winter season and so the abstraction will not affect local water courses during the summer.
- 3.46 It is likely that steeper slopes will generate higher rates of run off, however there will be a reduction in effective catchment because rain falling within slopes and into the reservoirs will be retained. The construction of the reservoirs is not therefore expected to result in increased run-off from the site as a whole.



- 3.47 The establishment of the practice ground will involve the importation of soil to create an inclined practice area and perimeter embankments. Mitigation measures and outline hydrological designs have been proposed for interception of run off and attenuation into two balancing ponds prior to discharge to water courses.
- 3.48 A maintenance programme is recommended to include inspection and remedial work for the various water features, reservoirs and balancing ponds, together with a regular programme of recording water levels.
- 3.49 An addendum to the assessment revises the figure for green field run off rate following discussions with the Environment Agency.

**Earth Works Method Statement and Specification for the Construction of Irrigation Impounding Reservoirs**

- 3.50 This report sets out the approach to the site preparation by way of clearance and compaction of the site, attention to stresses and likely leakage areas including diverting of water courses if necessary followed by construction with suitable fill material. Unsuitable material is described amongst other things as peat, logs, material from swamps, perishable material, material susceptible to spontaneous combustion, any industrial, commercial or domestic waste and cobbles and boulders with a minimum dimension greater than 150mm.
- 3.51 The composition of the fill material is better described from particulars submitted with the waste exemption application as follows:-
- Soil and stones from construction.....92%  
Concrete Brick and tiles from demolition.....5%  
Minerals from screenings.....3%
- 3.52 All areas to be graded will be cleared of vegetation other than mature trees. The vegetation to be cleared will comprise more recent growth associated with the golf course and considered by the applicants to often comprise inappropriate species. Trees of an appropriate species will be saved and transplanted into areas of new planting.
- 3.53 The cleared areas will then be stripped of top soil which will be temporarily stockpiled up to a height of 3m. Earth works will not take place beneath tree canopies. Following the initial build up of landform the final thickness of the profile will consist of 450mm of subsoil and up to 200mm of topsoil. Where the area in question is to be range outfield the topsoil will be 150mm thick. Where the mounding is to be planted with trees this will be 200mm thick. Where the area is to be left as grassland the topsoil will be 100mm thick.
- 3.54 All fairways and rough areas to be seeded will be cultivated and prepared using agricultural machinery.



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**Ecological Survey and Environmental Assessment**

- 3.55 This report concludes that the site retains several features of an ancient landscape, particularly its old hedgerows and veteran trees which provide an element of both ecological and historical continuity to the site. Whilst many species have survived from the previous agricultural period, the conversion to a golf course has created new grassland habitat and greatly increased the number of ponds. Consequently the area supports greater biodiversity than when farmed.
- 3.56 The hedges and veteran trees are important to the specialised species they support and as green corridors. It is important therefore that these features are retained and where possible isolated former hedgerow trees should be incorporated into new hedging. The report identifies scope for woodland planting but identifies the need for care to avoid breaking up extensive areas of grassland and the attractive views of the area. The report identifies that exotic species should be replaced with native specimens. The report suggests enhancing gaps in hedgerows with disease resistant elms.
- 3.57 The need is identified to retain and extend existing rough areas of grassland to favour the breeding skylarks on the site.
- 3.58 Water Voles are also identified as an unexpected discovery on the site with the recommendation that their existing ponds should be safeguarded and any new ponds created with a view to their possible colonisation, particularly the formation of banks without fluctuating water levels.
- 3.59 The report identifies the presence of Pipistrelle Bats being reported on the course but the presence of breeding sites or roosts is not recorded by the County bat recorder for this site. It is suggested that the bats may be utilising older veteran trees on the site.
- 3.60 The report finally identifies the presence of Great Crested Newts at one of the ponds on the site.

**Great Crested Newt Survey**

- 3.61 This report concludes, following a survey along published approved methods, that a low population of Great Crested Newts was found present in the existing pond near the 8<sup>th</sup> Hole adjacent to residential property and Coventry Hill Road on part of the Regency Pay and Play course on the northern part of the site.

**RELEVANT PLANNING HISTORY**

- 3.62 There has been an extensive planning history for this site, much of which relates to the existing buildings on the site. The relevant history of the playing course area is set out below:-

Application No. ROC / 0243 / 89

Change of use of land to Golf Course

Appeal against non – determination dismissed 30<sup>th</sup> January 1990





Application No. ROC / 0458 / 89

Construct Golf Course and ancillary club house and pro – shop, vehicle / plant store with allied car parking facilities.

Permission refused 20<sup>th</sup> October 1989

Appeal allowed 30<sup>th</sup> January 1990

Application No. CU / 0369 / 90

Change of use of land to form 2 Golf Courses with ancillary car parking area landscaping and alterations to Hullbridge Road adjoining site.

Permission granted 14<sup>th</sup> August 1990.

Application No. F / 0864 / 90

Removal of condition 22 on CU / 0369 / COU to allow retention of overhead power lines in connection with change of use of land to form 2 Golf Courses with ancillary car parking landscaping and alterations to Hullbridge Road

Permission Granted 1<sup>ST</sup> February 1991.

Application No. 01 / 00480 / COU

Change of use of land to form addition to existing Golf Course.

Permission granted 30<sup>th</sup> August 2001

Application No. 02 / 00378 / COU

Change of use of land to open air driving range and erection of 5m high catch fencing

Permission granted 26<sup>th</sup> September 2002

Application No. 03 / 00034 / FUL

Erection of building comprising 16 No. driving bays for use with associated golf driving range.

Permission granted 18<sup>th</sup> March 2003

## **CONSULTATIONS AND REPRESENTATIONS**

### **Hullbridge Parish Council:**

3.63 No comments to make

### **Essex County Council Highways and Transportation:**

3.64 Raise no objection to the application subject to the following conditions:-

1. No commencement of the development shall take place until such time as full details of the temporary access off Hullbridge Road have been provided.
2. Complete the proposed temporary access in accordance with the details as agreed with the Highway Authority.
3. No occupation of the development until such time as the temporary access has been removed in its entirety and the highway reinstated.
4. Space to be provided within the site to accommodate the parking, loading, unloading and turning of all vehicles visiting the site.



5. Measures shall be provided to ensure no mud and or debris to be deposited on the highway. Details to be agreed with the Local Planning Authority and Highway Authority.

**Environment Agency:**

- 3.65 Members will recall that the first response to consultation resulted in the following recommendation by the Environment Agency which formed the basis of the previous officer recommendation for refusal and which is set out below:-

Object to the proposal on the following basis:-

- 1) The captured water from springs, precipitation and surface run off will be a complete loss to the Hydrological system, owing to the impermeable clay lining to the reservoirs.
- 2) There are other small surface abstractions in the adjacent tributaries that will most likely be derogated. Flows in the tributaries are small and will undoubtedly be affected by the loss of surface run off and spring flow. The site rests on permeable London Clay and any precipitation and surface run off (including that from springs) would naturally drain into the local watercourses (the adjacent tributaries). If that water is captured in the reservoirs, it will be a 100% loss to the Hydrological System. No assessment has been made of the impact on flows and the diminution of water supplies to the neighbouring abstractors.
- 3) The tributaries adjacent to the golf course drain into Beeches Brook, a small tributary to the River Crouch (1.5km downstream). The effect of losing a volume of water from the headwaters of the River Crouch which is an SSSI, SPA, SAC and Ramsar site, has not been assessed; a rough calculation suggests the total volume of water that could be held in the three reservoirs would be approximately 68, 500 cubic metres.
- 4) The report did not identify the location of the springs to be used or the method by which abstraction would take place. The "winter" period of abstraction was not more clearly defined and it was not stated whether or not the reservoirs are to be topped up during summer months.

- 3.66 In a revised consultation response the Environment Agency withdrew their previous objections and confirmed that its concerns have been answered satisfactorily and that it is now in a position to remove its previous objection to the scheme.

- 3.67 With regard to the issues previously raised in objection the Environment Agency notes the following:-

- The existing abstraction licence (8/37/42/\*S/0022) will be used to fill the new reservoirs and there is no objection to abstracted water being stored within them.
- The new reservoirs will have to be lined to prevent the ingress of groundwater.



- Any diversion of drainage water or surface runoff (apart from the inner banks of the reservoir) that naturally flow out of the catchment into these reservoirs is an abstraction and would need an abstraction licence.
- Although storage of water within a lined reservoir is considered a complete loss to the hydrologic system, the general purpose of the licensed water is for spray irrigation. This is also considered a 100% loss to the system (owing to evapotranspiration) and therefore there will be no net loss or gain to the system as a whole.
- Stream depletion is suitably mitigated. Firstly by abstraction during the most favourable time of the year (over the winter months) and secondly as abstraction is by gravity fill it can only take place when the water level is elevated.
- No concern if the shortfall of approximately 15,000m<sup>3</sup> between the maximum licensed annual quantity (5,682m<sup>3</sup>) and the reservoir capacity (approximately 20,000m<sup>3</sup>) is to be made up by main water.
- Concur that, owing to the immediate local topography, the majority of surface runoff is likely to be eastwards away from the existing licensed abstractors to the west of the site.
- However, as the more westerly of the two reservoirs straddles the topographic ridge, any rainfall that would have reached the fishing lakes from that locality will be retained in the reservoir.

3.68 Advise that the applicant should be aware that if their abstraction licence were revoked, under the Water Act 2003, 20m<sup>3</sup> cubic per day on aggregate (amounting to 7,300m<sup>3</sup> annually) would be allowed to be abstracted without needing a licence. In these circumstances metering is recommended to avoid any enforcement or legal issues.

3.69 They recommend a condition controlling surface water discharge rate (condition 12 of the recommendation).

3.70 No objections are raised to the construction of the reservoirs with respect to interference of groundwater.

3.71 No objection is raised to the proposal on flood risk grounds subject to a condition requiring surface water discharge to be at a rate of 18.3 litres per second for all events up to and including the 1 in 100 years storm.

3.72 They further advise that:-

- the ecological impacts of the potential loss of water to wetland habitat will need to be addressed as part of any abstraction licence.
- the importance of maintaining water levels to existing ponds given the presence of Great Crested Newts and Water Vole and advise that Natural England should be consulted on this matter.
- the existing water bodies on the site must be protected by adequate buffer zone to prevent physical damage from plant and works.

- the irrigation reservoirs must be designed to maximise their long term biodiversity.
- New Zealand Pygmy Weed present in some ponds must be controlled.
- vegetation removal must be undertaken outside the bird nesting season March to August inclusive.
- planting must comprise appropriate native species and opportunity taken to maximise biodiversity.
- it is critical that the existing mature hedge and veteran trees present are protected by an appropriate width buffer zone.

**Natural England:**

3.73 Raise **No objection** provided the mitigation as outlined in the report is incorporated into a permission or is part of a suitably worded agreement or planning condition.

3.74 They also advise:-

- that great crested newts have been confirmed as present in one of the ponds (no. 5) and any works to this pond are likely to require a licence from Natural England. Prior to any works being undertaken further information should be sought as to how this species will be considered.
- water voles found to be present in a number of ponds (5,7,and 8) and these should be retained where possible. If not, further information should be sought as to how the works will be undertaken to prevent any breach of relevant protection legislation.
- breeding skylarks are present in areas of grassland and that these areas should be retained, maintained and where possible expanded for this Biodiversity Action Plan species. Where works will affect these areas, they should be undertaken outside breeding season after any young have fledged.
- that it is likely that badgers and bats use the application site for foraging and that bats may use mature trees for roosting. Should the proposed works affect mature trees, these should be inspected for their potential to support roosting bats, any findings informing a further survey and mitigation strategy as appropriate.
- that mature and veteran trees should be retained where possible.
- that any additional planting should make use of native species and for hedgerows should attempt to reconnect currently isolated hedgerow trees.
- New Zealand pigmy weed is present in several ponds and supports the removal

of this species as a matter of urgency.

**Buildings / Technical Support (Engineers):**

- 3.75 No Objections. Advise of the presence of an Anglian Water pumping main through the site.

**Woodlands Section:**

- 3.76 Advise that the wider project on this site has the potential to make a positive wildlife and landscape impact. The ecological assessments have identified habitat type and protected species within the wider development area. However the information is poor on how protected species and areas will be protected before, during and after the development. The protection / management of these areas and species is poor.
- 3.77 A detailed management / action plan is required that explains how, where and when suitable works will take place for wildlife conservation. This action plan could be a planning condition.
- 3.78 The landscape assessment is good. The proposed tree planting, water creation, rough grasslands, etc, are all well planned. They will all enhance the wildlife and general landscape amenity for this landscape area. Skylark nesting habitat loss needs to be addressed.
- 3.79 The concerns in relation to water abstraction are worth noting but the proposed abstraction licence would prohibit water removal between February and September.

**Neighbour and Public Representations**

- 3.80 **12** Letters have been received in response to the public consultation and which make the following comments and objections:-
- Concerned that further developments at the existing golf courses would lead to further impact on privacy. Even have golfers trespassing to retrieve balls. Will get worse with additional planned landscaping and holes which will attract more golfers.
  - If planned changes meant our unobstructed view will remain and that golfers would not need to be outside our back door then have no objections.
  - Objections to particularly the irrigation lakes and effect extraction from the brook would have upon replenishment of water to those adjoining fishing lakes given dry seasons and resultant loss of oxygen and resultant adverse effects on ecology and fish kill.
  - Totally dependant upon brook to replenish adjoining fishing lake. These brooks have had significant reduced flow over recent years.
  - Application does not mention how these reservoirs will be filled and therefore have concerns as to the effect upon the water table.
  - Objection to scale, extent and excessive height of proposed raising of land levels.



- Unacceptable level of noise and disturbance over a considerable time.
- Dust and dirt generated will restrict use and enjoyment of garden and be detrimental to health.
- Objection to scale, extent and excessive height of proposed raising of land levels.
- Unnecessary disruption to traffic and those trying to get to and from work/school.
- Loss of views over golf course/countryside blighted by mound.
- Concerns as to where the required material will come from and inherent health risks if industrial waste used.
- How can anyone be absolutely sure the material is not contaminated if it is not monitored on a regular basis and soil from building site will contaminate the land and preclude any future return to agricultural use.
- Alarmed at quantity of material involved and prospect of large numbers of lorries constantly coming and going over a prolonged period of time will create major disturbance and pollution.
- Concern regarding the effects of vibrations from heavy vehicles and earth moving equipment on building foundations.
- Project akin to having a landfill site in the middle of the Green Belt rather than just a reshaping operation.
- Logic of 'safety' justification questioned as course generally has good visibility.
- Other courses do not resort to such earthworks which will limit existing adequate visibility and increase danger.
- Safety netting is normal for practice ranges.
- Concern regarding the safety of such a large mound in wet weather and also possible impact on flooding.
- Length of time of construction process will impair ability to sell a property and will also devalue properties.
- Use of Hullbridge Road for heavy vehicles will impact on local rural life, traffic congestion and will inevitably damage road surface. It will be a potential danger to road users, community at large and cause unnecessary disruption.
- Will be excessive disruption and inconvenience to local residents.
- Concerns regarding the impact of the proposal on the environment and existing wildlife.
- Cannot see any benefits for village or people of Hullbridge.

## **MATERIAL PLANNING CONSIDERATIONS**

### **Green Belt and Leisure Provision**

- 3.81 The use of the site for golfing purposes is already established by previous permissions and the proposals merely seek to enhance that use of the landscape. The proposal does not therefore conflict with policy R1 or LT 1 to the Council's adopted Local Plan (2006)



**Revised Contours and Levelling**

- 3.82 The proposed revised landforming would substantially change the appearance and form of the existing driving range / practice ground area averaging an increase in height of 2.3m and maximum of 5m at the mound top enclosing the area. The toe of the mounding would extend almost to the site boundaries with dwellings in Wellington Avenue but would increase in slope away from the site boundaries to the mound top. This feature would be enhanced with landscaping.
- 3.83 The proposal would represent a change in the outlook for residents backing onto this part of the site from a relatively flat terrain and high fencing to a landscaped bank with 2 metre high fence that will be absorbed by the development of the landscaping over time. The removal of the short course may improve the seclusion of the fringes of this area. On balance it is considered that the change to the land form would not represent a loss of amenity to those occupiers such that permission should be withheld on this basis.
- 3.84 Extensive but less intense activity would be focused on the second phase alterations to the Regency Course on the northern part of the site backing onto dwellings fronting Coventry Hill and Burlington Gardens. The average height increase in these works would be some 1.3m and a maximum of 3.5m contoured for golfing challenge and enhancement to the alignment of the fairways. Given the relative distance of these works is beyond adjoining residential occupiers it is not considered that the changes to the landform are such that a loss of amenity will arise to justify withholding consent on this basis.
- 3.85 The changes to the landform to the Georgian Course are less extensive and to the same height and average as that to the Regency Course. The formation of the three reservoirs would be contained within more significant mounding but given their remoteness to residential property it is considered that there would not be a loss of residential amenity such that permission should be withheld.

**Biodiversity and Landscape Ecology Issues**

- 3.86 The preamble to Policy NR4 acknowledges the importance of biodiversity to sustainability. The general planting and seeding proposals contained within the supporting information, together with the construction of ponds, will facilitate and encourage biodiversity to the benefit of golfers and the landscape alike.
- 3.87 The site is close to Blounts Wood wildlife site. The submitted information accompanying the application concludes that the range of improved landscaping, out of play roughs and improvement to wildlife corridors would not detrimentally affect the adjoining wildlife site. Similarly, the landscape proposals which represent an increase in hedgerows, linear tree belts, semi natural grasslands, additional ponds and reservoirs, combined with favourable planting regimes, would not prove detrimental to the quality of the landscape. All planting is stated to be of locally appropriate species and to enhance habitat.

- 3.88 These aspects of the proposal are generally supported by Natural England and the Council's ecologist.
- 3.89 The applicant's ecologist expresses concern at the re-contouring of the area of the practice ground in close proximity to existing hedging. It is argued such close deposit of material and working by plant and machinery could prove detrimental to the root system of constituent trees and shrubs as well as the two trees shown to be retained. The consultant advises keeping the work out from the canopy area which should be safeguarded by fencing into which there should be no material or movement of machinery. This matter can be the subject of a condition to any approval that might be given.
- 3.90 Similarly, the applicant's consultant ecologist identifies concern at the effects of re-grading of the land upon the old hedge line and pollards surviving from the more historic landscape. These pollards should be similarly protected by fencing and the re-grading area moved a short distance to the east. This matter can be the subject of a condition to any approval that might be given.
- 3.91 The applicants state there will be no clearance of noteworthy trees which will be protected by fencing beyond the drip line. It is considered necessary, however, to reinforce this mitigation by the conditions described above.

**Species Protection and Mitigation – Survey and Report**

- 3.92 The ecological site survey and report has established the presence of Great Crested Newts to one pond on the northern part of the site in low numbers, Water Voles, Skylarks and Pipistrelle Bats as well as reports of Adder, Grass snake, Badger and slow worm more generally and jet ants.

**Newts**

- 3.93 The works to the northern part of the site close to the pond with recorded Great Crested Newts will require separate licensing from DEFRA and which will address any mitigation and protection issues. Natural England and the Council's ecologist request that information should be provided on how species will be protected before, during and after the development. This matter can be the subject of a condition to any approval that might be given.

**Bats**

- 3.94 The supporting statement states that there will be no clearance of noteworthy veteran trees and the protection of existing trees to the extent of the drip line. It is considered these measures will result in no negative impact upon Bats.

**Voles**

- 3.95 The supporting statement affirms that the proposals should ensure less fluctuation in water level to the benefit of Water Voles. The applicants express that the new ponds to be created on the Georgian Course should provide banking into which the Voles can





burrow above fluctuating water levels. This would enable further colonisation of the new ponds by Water Voles. The Council's ecologist requests that information should be provided on how species will be protected before, during and after the development. This matter can be the subject of a condition to any approval that might be given.

### **Skylarks**

- 3.96 The skylark breeding areas are identified around the 11<sup>th</sup> Hole to the Georgian Members course and phase three of the programme of works. The applicant's consultant expresses concern at the works in this area, expressing the preference to exclude works in this area or otherwise restricting the works to between early September and the end of January.
- 3.97 The Council's ecologist expresses similar concern at such loss. Natural England advise these areas should be retained, maintained and where possible extended and that works affecting these areas should be undertaken outside the breeding season.
- 3.98 The development would improve the general habitat across the site for the benefit of biodiversity and species generally. Whilst Skylarks would experience initial habitat loss, this habitat itself is not protected but the species is understood to benefit from the proposed increased landscaping and rough grassland proposed in this application. It is considered this benefit overcomes the short term loss provided the species is accommodated as part of a management plan. This management plan can be the subject of a condition to any approval that might be given.

### **Jet Ants**

- 3.99 This species was found to be present in at least six of the veteran trees and which are a species found only in southern Britain. The site at Hanover golf course is considered the edge of the range for this species. The veteran trees are acknowledged for their importance to the ecology of the site. It would be necessary to not only retain those trees but the mitigation contained within the application suggests that the isolation of these trees should be reversed by incorporation into hedging. Whilst the retention of veteran trees is described in the mitigation, the retention of the trees and hedging provision can be the subject of a condition to any approval that might be given.

### **Other species**

- 3.100 Adder, grass snake, slow worm and badger. The site provides suitable habitat and the proposed development is not understood to put these species at risk.

### **Sustainable Drainage Systems and Hydrological Issues**

- 3.101 The Flood Risk Assessment accompanying the application concludes that the raising of land levels as proposed will contribute to higher rates of run off but which will be offset by reduction in catchment size by the formation of the reservoirs. Attenuation measures in the formation of other ponds on the site as part of increased golfing hazard mitigate other effects associated with increased run off from the increase in slope to parts of the site.



- 3.102 The hydrological statement accompanying the application states that the proposed reservoirs will be filled by spring water during winter months to limit local impact upon water resources and the hydrological regime.
- 3.103 The Environment Agency advises that stream depletion to existing water courses and other abstracting activities would be suitably mitigated because abstraction would take place over the winter months and at a time when the water table is elevated. The majority of run off would be likely to run away from adjoining abstraction licence areas.
- 3.104 Given that specialist advice from the Environment Agency raises no objection to the application, it is considered no material objection can be raised at possible effects upon the loss of water to fill adjoining fishing lakes, as detailed in objections from those adjoining fishing clubs.

**Highway issues**

- 3.105 Policy T4 to the Council's adopted Local Plan (2006) sets out circumstances where the creation of heavy traffic for development will be resisted. The applicant estimates that 46 no. 20 ton trucks would be required per day at a frequency of five per hour (five arrivals and five departures) to provide the fill material over a three year period. The submitted transport assessment states that the necessary vehicles will be able to manoeuvre into the site access. The lorries carrying the fill would be likely to originate from south Essex and London areas and would approach the site from the A130, Rawreth Lane and Hullbridge Road and would leave by the same route.
- 3.106 The applicant states a willingness to enter into a maintenance bond with the highway authority to mitigate against any resulting damage from this construction traffic.
- 3.107 The County Highway Authority raise no objection to the proposal in terms of the impact of the traffic importing the fill material upon the highway network. The proposal is understood to have been discussed with the County Highway Authority prior to submission. The transport of fill material would only relate to the construction period and that the attraction of heavy traffic would not be a permanent feature of the proposal. The road geometry is understood to accommodate the movement of large vehicles and such vehicles are not prohibited from using this route. The proposal does not present a sustainable conflict with Policy T4.
- 3.108 The submission of more specific details for the construction of the temporary access can be the subject of conditions to any approval that might be given.
- 3.109 The County Highway Authority require the reinstatement of the highway at the end of the duration of construction activity. Because of the phasing of the development and availability of remodelled areas for play whilst other areas are worked upon, it is considered acceptable to require a further condition requiring a reinstatement of the highway within three months of the end duration of the consent.



**Provision of footpath to western side of Hullbridge Road**

- 3.110 This issue was raised by a Member at the previous meeting whereby the request was made to seek provision of a footpath between Lubbards Farm and the junction of Hullbridge Road and Rawreth Lane.
- 3.111 Further examination of this issue has established that a footway of width of 1.8m (1.2m at any pinch points) can be provided within the limits of the highway on the western side of Hullbridge Road subject to site survey. It is considered necessary by the County Surveyor for highway safety reasons that such provision should either stop some distance short of the junction, such as opposite Ferndale Road, or in fact turn the corner of the junction for some distance along Rawreth Lane. The County Highways officers express concern for the safety of pedestrians otherwise crossing in close proximity to the roundabout and whilst not supporting this proposal would require any desired footway to the roundabout to turn **the** corner and continuing on the northern side of Rawreth Lane to the extent of the pavement provided opposite the junction made with Caversham Park Avenue or at least 60 metres from the junction of Hullbridge Road opposite the shops at Hambro Parade.
- 3.112 The technical provision of such a footway has been discussed with the highways officers. Initial costs provide an estimate for the footpath round to Caversham Park Avenue of £142,100 (based on a cost of £140 per metre) which does not include matters that can arise from detailed site investigation such as the presence of statutory undertakers apparatus which substantially increase initial costs. The initial costings do not either include other contingencies such as provision for drainage and the design stage.
- 3.113 Whilst lighting to Rawreth Lane can be improved by replacing the luminaries to existing lamp columns, further lighting provision will necessitate the change to the lighting provision at the roundabout and which in turn will require detailed lighting inspection and revised design, the cost of which is unknown.
- 3.114 The detailed provision associated with the construction of the footway desired by Members cannot appropriately be achieved by a Unilateral Undertaking but would instead require the applicants to enter into an agreement under section 106 of the Act. In these circumstances the completion of these matters would extend beyond the determination date of 16<sup>th</sup> March 2007 and the issue of the decision would be out of time once the agreement has been finalised.
- 3.115 The County Highway Authority is not supportive of the extent of footway advocated by Members and instead favour limited provision to the front of Lubbards Farm to prevent pedestrians crossing the road into the existing vehicle access points. The County Highway Authority express an alternative preference that a contribution be made to the provision of highway improvements to the area such as the short section of footway to Lubbards Farm frontage, provision of a cycle way by widening the existing footpath onto Hullbridge Road as well as contributions to the improvement of street lighting luminaries, which are works that could be undertaken by the highway authority and would only require a financial contribution from the applicant. The contribution can appropriately be the subject of a Unilateral Undertaking and allow the Authority to



determine the application before the determination date.

- 3.116 This matter has been put to the applicants for consideration at the time of writing.

**Fill Material Issues**

- 3.117 The proposed works do not intend to dig soils from within the site to achieve the desired remodelling because this would increase the extent of the worked area and would have a severe impact upon the operation of the golf course, hydrology, ecology and visual appearance, together with financial costs. The applicant has estimated a volume of 350, 000 cubic metres of fill required to achieve the planned remodelling. The final levels represent the final landform following topsoil replacement. The exact quantity of imported soil will be dependant upon the level of settling and compaction.
- 3.118 The imported material will consist of excavated, uncontaminated earth spoils and soils. In response to the concerns raised regarding the nature of the fill material the applicant has provided details of an application made for an exemption from a waste licence. This enables the use of perfectly good soils that might otherwise have been taken to landfill sites. These details confirm the material will not be contaminated and therefore will not require a risk assessment for contaminated material. The exemption allows the use of certain materials in schemes such as landscaping, noise abatement and agricultural restoration. The application sets out the following more detailed information concerning the make up of the fill material relative to this current planning application;

Soil and stones from construction.....92%  
Concrete Brick and tiles from demolition.....5%  
Minerals from screenings.....3%

- 3.119 All materials for tipping will be free from litter and putrescible or biodegradable matter. The material would not contain paper, wood, plastic, peat or marsh material, logs, stumps, material susceptible to spontaneous combustion, industrial, commercial or domestic waste, cobbles and boulders with a dimension greater than 150 mm. It is expected that all material will be taken originating from construction sites within a 20 mile radius of the site. Such material will be exempted under the Waste Management Licensing Regulations but subject to sample testing by the Environment Agency on an occasional basis.
- 3.120 It is considered that the type of fill to be used and as set out in the supporting information is acceptable and does not raise issues of harmful disposal of waste.
- 3.121 The applicant states that the location and source of the fill material is somewhat dependant upon the extent of housing and office developments, pipe works, road tunnels and restoration schemes taking place during the construction period. The applicant is certain that there is a tremendous amount of spoil being generated in the east Essex region. The applicant has contacted two local hauliers who advise that soil from new developments at 5 Links Estate, Basildon (30,000 m3) Linster Road, Laindon, Basildon (10,000m3) and a site in Chelmsford (25,000m3) is almost



immediately available. This helps illustrate the likely source of the fill material and gives an indication of the quantity of material from just a few sites.

- 3.122 The applicant advises that it is not in the hauliers' interests to transport the fill material a great distance from building sites. It is for this reason the applicant assures that the majority of fill will be locally sourced within 15 – 30 minutes' drive time from the site of the current application.

### **Sustainability**

- 3.123 The sustainability issues in this application can be considered from a number of viewpoints such as the carbon footprint of the development sites from where the fill material will be sourced. However, the fill material will be put to good re-use as part of this proposal improving the landscape and the quality of play at two existing golf courses.
- 3.124 The use of the fill material in the manner proposed would prevent the material otherwise wasting precious landfill space or disposal by other means. In view of this it is considered the proposal meets sustainability concerns.

### **Practice Range Fencing**

- 3.125 The existing columns for the safety netting to the practice ground are approximately 9m in height and extend for the length to each side of the driving range. The netting is in poor condition and is missing for most of the length of the range. The driving range is not currently used intensively. It will be noted from the details of the planning history of the site that the catch fencing was approved to a lower height of 5m under application 02 / 00378 / COU.
- 3.126 The proposed alterations to the shape of the land and improvements to the practice ground / driving range would provide a contoured bund to enclose the range to a height of 5m to the mound top with 2m high fencing and landscaping. These works would exceed the authorised height of the fencing previously approved but less in height than was installed. The contouring inwards of the practice area would deflect balls into the low ways and it is considered would provide a satisfactory protection against stray balls and a better visual appearance to this part of the site. Although no details of the fencing have been submitted it is considered such details could be the subject of a condition to any approval that might be given.

### **CONCLUSION**

- 3.127 The proposal would provide for change to the landform of parts of the existing golf courses on the site to improve the challenge to golf play and the appearance of the landscape. Further planting and management also proposed would be to the benefit of wildlife interests and biodiversity. The proposal would include the transportation to the site of fill material and works to achieve the raise in land levels over an estimated three year period. This fill material would not constitute licensed waste. The site would remain in use for golf during the construction period and the development would be



phased.

- 3.128 The development would not prove harmful to the appearance of the Green Belt and, given the temporary duration of construction activity, would not prove harmful to conditions of highway safety. The proposal would improve the recreation potential of the site and, with the appropriate management, serve to benefit existing wildlife and biodiversity on the site.
- 3.129 Members have raised the provision of a footway to the opposite western side of Hullbridge Road as a further benefit from the scheme. The detailed provision of this footway is not supported by the County Highway Authority but if required would necessitate the applicants agreeing to this footway being the subject of a formal agreement between the applicants and the Local Planning Authority.
- 3.130 The absence of provision of the footway would not amount to a reason to refuse permission for the development proposed.
- 3.131 The County Highway Authority alternatively favour the applicant making a voluntary contribution to highway improvements in the site locality. Officers favour this approach which can be achieved by way of a Unilateral Undertaking to cover the appropriate amount.

### **RECOMMENDATION**

- 3.132 It is proposed that this Committee **RESOLVES to APPROVE** the application, subject to the applicants entering into a Unilateral Undertaking to provide a financial contribution to improvements to the local highway network such as the shorter section of footway to front Lubbards Farm, the provision of the widening of the existing footpath to Hullbridge for provision of a cycleway and improved street lighting to Rawreth Lane and including the following conditions:-

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

REASON : Required to be imposed pursuant to section 51 of the Planning and Compulsory Purchase ACT 2004

- 2) The development hereby permitted shall be carried out over a three year period expiring on 12<sup>th</sup> March 2010 by which time the importation of fill material, the grading of the land form, landscaping and seeding of those parts of the site to which the development shall relate shall be completed.

REASON: In order to limit the scope of the permission in view of the nature of the application and the effect of prolonged development upon visual and residential amenity and conditions of highway safety.

- 3) No deposit of spoil or fill material to be used in the construction of the revisions to the landform hereby approved shall take place on the site until the applicant



has submitted to the Local planning Authority a detailed method statement for the remodelling works and which shall comprise:-

- the detailed composition and source of the fill material
- details of all operations on the site associated with the fill, including any crushing or re-grading or on site treatment of the material
- the location of any stockpiling
- mitigation measures to suppress dust arising from the imported materials during the construction and storage process.

The development shall be implemented in accordance with the method statement, as may be agreed by the Local Planning Authority.

REASON: In the interests of visual amenity and the amenity of residential occupiers close to the site

- 4) Prior to the commencement of the development the applicant shall submit details of the duration, construction and fill of the proposed haul road, together with method for its removal and reinstatement of the land following the completion of the landscaping and restoration of the site. The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority.

REASON: In the interests of visual amenity and the quality of the landscape.

- 5) Notwithstanding the submitted plans, no development by way of revised land form, alteration to ground level or operation of plant and equipment shall take place within the spread of the canopy to veteran trees. Such areas shall be fenced with chestnut paling fencing equivalent to a distance of not less than the spread of the tree prior to and for the duration of the construction and finishing stages of the development.

REASON : In the interests of the longevity of existing veteran trees on the site and their value to the ecology and biodiversity of the site.

- 6) Notwithstanding the submitted details accompanying the application, no hedgerows shall be removed from the site without the prior approval in writing of the Local Planning Authority.

REASON : In the interests of clarity and visual amenity and the importance of trees on the site to the biological diversity of the site.

- 7) Notwithstanding the submitted plans, a reservation strip of not less than 2 metres in width shall be provided and fenced for the duration of the construction period adjoining existing hedgerows and water courses and water bodies to be retained. Within these areas there shall be no storage of material or operation of plant or equipment.

REASON : In the interests of visual amenity and the importance of hedgerows



on the site to the biological diversity of the site and locality.

- 8) Prior to the commencement of the development the applicant shall submit to the Local Planning Authority an action plan to set out the means of protection to protected species identified on the site in the supporting material accompanying the application, before, during and after the development for a period of five years following implementation of the development hereby approved. The development shall be implemented in accordance with such an action plan as may be agreed by the Local Planning Authority.

REASON : In the interests of clarity given the scope of the application and in the interests of protected species and the biological diversity of the site.

- 9) Notwithstanding the provisions of Class A of part 4 to schedule 2 of The Town and Country Planning (General permitted Development) Order 1995 details of the site compound for the storage of equipment and operatives' facilities, size, location, siting, illumination, means of enclosure, design and appearance of any buildings and duration required, together with details of the proposed treatment of the site and reinstatement of the that part of the site on which the compound is provided, shall be submitted to the Local Planning Authority. The compound shall be implemented and provided in accordance with those details as may be agreed by the Local Planning Authority.

REASON : In the interests of visual amenity and Highway Safety.

- 10) The development hereby permitted shall be carried out between the hours of 07:30hrs – 17:30hrs Mondays to Fridays inclusive and between the hours of 07:30hrs – 13:00hrs on Saturdays and at no time on Sundays or Bank Holidays.

REASON : In the interests of amenity to residential occupiers adjoining and in close proximity to the site

- 11) Prior to the commencement of the development the applicant shall submit details of the height, design and external appearance of the proposed fencing to be provided to the bank top of the revised driving range / practice area. The development shall be implemented in accordance with those details as may be agreed by the Local Planning Authority prior to the first use of the driving range / practice area following implementation of the development.

REASON : In the interests of visual amenity.

- 12) The surface water discharge arising from the proposal shall be at a rate of 18.3 litres per second for all events up to and including the 1 in 100 year storm.

REASON : In the interests of safeguarding against flood risk.



- 13) Prior to the commencement of the development details of the proposed wheel spinner / wheel washing facility shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with such details as may be agreed by the Local Planning Authority.

REASON : In order to provide satisfactory wheel cleaning of site vehicles to prevent the deposit of material onto the highway in the interests of highway safety.

- 14) The development shall not commence until such time as full details of the size, design and construction of the temporary access proposed to serve the implementation of the development has been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with those details as may be agreed by the Local Planning Authority.

REASON : To enable the Local Planning Authority to give the detailed design further consideration in the interests of highway safety.

- 15) Prior to the commencement of the development the applicant shall submit details of the management of and segregation of areas of work from the public access points across the site, in particular those working areas adjoining the public footpath crossing the site. Such details shall include the siting, design and external appearance of notices, fencing and security measures designed to protect the public and create public awareness of the existence of works involving heavy plant in progress in the vicinity of the public footpath. Such details shall include measures for the survey prior to work and methods for reinstatement of any damage to the footpath arising from construction activity on the site.

REASON : In the interests of highway and pedestrian safety.

- 16) The temporary access to Hullbridge Road shall be removed from the site and the highway reinstated to its former condition on or before 13<sup>th</sup> June 2010.

REASON : In the interests of highway safety given the temporary nature of the access required.

### **Relevant Development Plan Policies and Proposals**

Essex and Southend-on-Sea Replacement Structure Plan (Adopted April 2001)

C2, T1, NR1, NR7.

Rochford District Replacement Local Plan (Adopted 16<sup>th</sup> June 2006)

R1, LT1, LT13, NR4, NR7; NR8, NR9, NR12, T4.



REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests, other material considerations, to the character and appearance of the area, to the street scene or residential amenity such as to justify refusing the application; nor to surrounding occupiers in neighbouring streets.



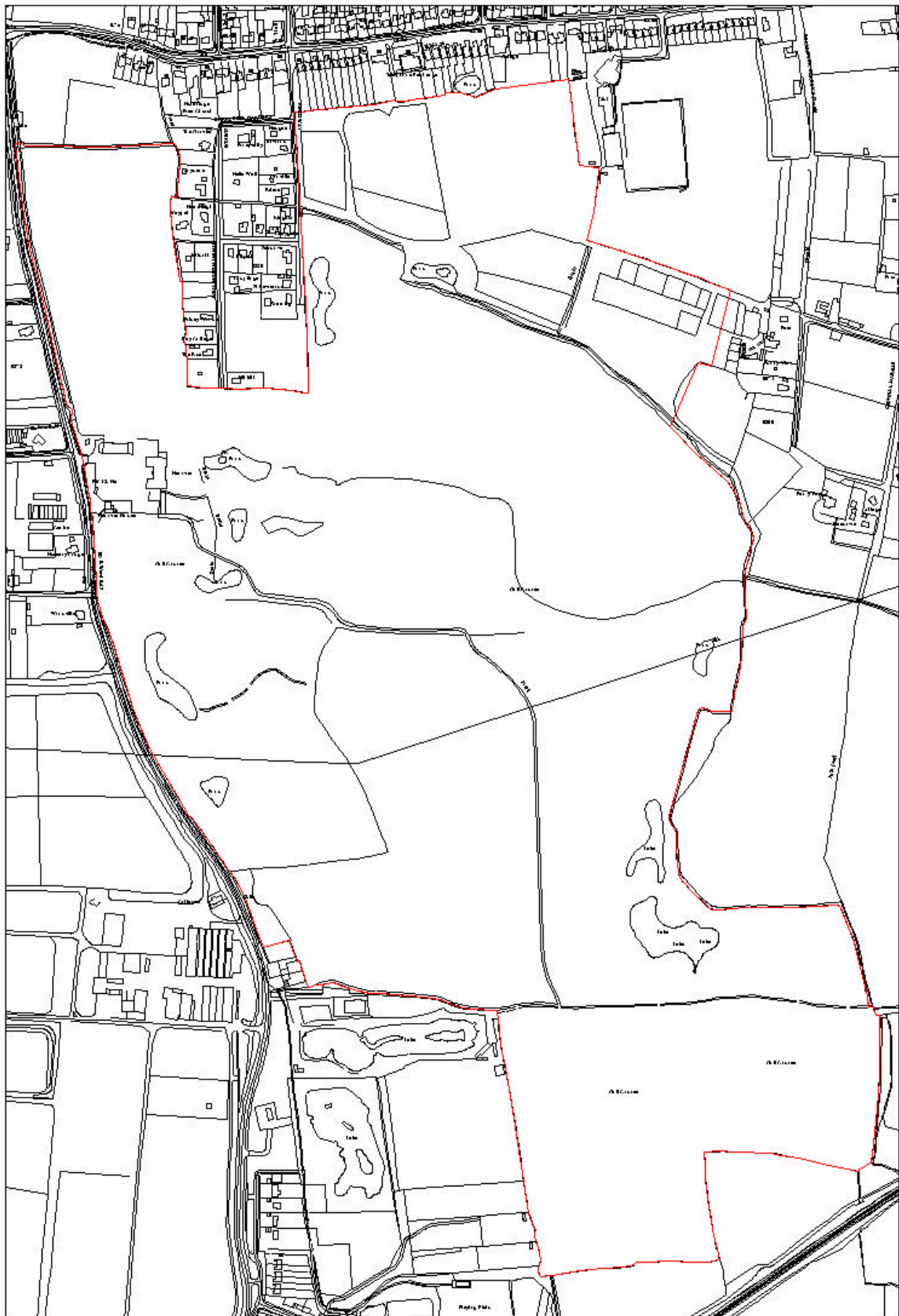
Shaun Scrutton

Head of Planning and Transportation

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For further information please contact Mike Stranks on (01702) 546366.

The Ward members for the above application are Cllr Mrs R Brown, Cllr P R Robinson and Cllr Mrs L A Butcher.



**GENERAL PRINCIPLES**

Members and officers must:-

- **at all times act within the law and in accordance with the code of conduct.**
- **support and make decisions in accordance with the Council's planning policies/Central Government guidance and material planning considerations.**
- **declare any personal or prejudicial interest.**
- **not become involved with a planning matter, where they have a prejudicial interest.**
- **not disclose to a third party, or use to personal advantage, any confidential information.**
- **not accept gifts and hospitality received from applicants, agents or objectors outside of the strict rules laid down in the respective Member and Officer Codes of Conduct.**

In Committee, Members must:-

- **base their decisions on material planning considerations.**
- **not speak or vote, if they have a prejudicial interest in a planning matter and withdraw from the meeting.**
- **through the Chairman give details of their Planning reasons for departing from the Officer recommendation on an application which will be recorded in the Minutes.**
- **give officers the opportunity to report verbally on any application.**

Members must:-

- **not depart from their overriding duty to the interests of the District's community as a whole.**
- **not become associated, in the public's mind, with those who have a vested interest in planning matters.**
- **not agree to be lobbied, unless they give the same opportunity to all other parties.**
- **not depart from the Council's guidelines on procedures at site visits.**
- **not put pressure on officers to achieve a particular recommendation.**
- **be circumspect in expressing support, or opposing a Planning proposal, until they have all the relevant planning information.**

Officers must:-

- **give objective, professional and non-political advice, on all planning matters.**
- **put in writing to the committee any changes to printed recommendations appearing in the agenda.**

