

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**
DATE: **10TH OCTOBER 2012**
REPORT BY: **HEAD OF PLANNING**
SUBJECT: **FULL APPLICATION - ERECTION OF A PROTECTIVE NET BARRIER AT "MOLD GOLF CLUB", CILCAIN ROAD, PANTYMWYN, MOLD 049694**
APPLICATION NUMBER:
APPLICANT: **MOLD GOLF CLUB**
SITE: **"MOLD GOLF CLUB", CILCAIN ROAD, PANTYMWYN, MOLD**
APPLICATION VALID DATE: **03.05.2012**
LOCAL MEMBERS: **COUNCILLOR MS A J DAVIES-COOKE**
TOWN/COMMUNITY COUNCIL: **GWERNAFFIELD COMMUNITY COUNCIL**
REASON FOR COMMITTEE: **VISUAL IMPACT IN A RURAL AREA AS PER THE OBJECTIONS FROM LOCAL RESIDENTS**
SITE VISIT: **YES**

1.00 SUMMARY

1.01 This is a full application seeking consent for the erection of a protective net barrier at Mold Gold Club, Pantymwyn. The net barrier as originally submitted, measured 10 metres in height. The planning application has since been amended to propose a 7.5 metre high net. The main issues under consideration are visual impact and residential amenity.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time limit on commencement.
 2. In accordance with plans and particulars.
 3. Net support to be box steel posts in a colour to be agreed.

3.00 CONSULTATIONS

3.01 Local Member

Councillor Ms A J Davies-Cooke

Requests Planning Committee determination with a site visit due to the visual impact in a rural area as per the objections from local residents.

Gwernaffield Community Council

Objects due to the proposed high fencing being visually obtrusive and totally out of keeping with the location. It would also present a hazard to wildlife (birds, bats, etc).

Head of Public Protection

No adverse comments.

Environment Agency

Assessed as having a low environmental risk, with just standard advice being relevant.

Airbus

No aerodrome safeguarding objection to the proposal.

CCW

No response received at time of writing.

4.00 PUBLICITY

4.01 Site Notice and Neighbour Notifications

In response to the original submission of the 10 metre high net there were eight objections received on the following grounds:

- Visual impact;
- Impact on the environment/wildlife;
- The possibility of a more environmentally friendly option;
- Health and safety;
- Net will quickly deteriorate;
- The nearest neighbouring residential property suggests permanent relocation of the 14th green; and
- The height is inadequate to prevent golf balls going onto the property of 'Innisfree'.

In response to re-consultations following receipt of the amended proposal reducing the height to 7.5 metres high there were eight objections (from differing local residents to the above) on the same grounds as previously listed with the addition of the following:

- The net will serve no purpose due to the terrain;
- The need for such a barrier is questioned;
- Visual impact, specifically for public footpath users; and

- Other residential properties adjoining the golf course must face the same problem so question whether more nets will be proposed in the future.

5.00 SITE HISTORY

5.01 No relevant planning history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
Policy GEN1 – General Requirements for Development
Policy SR3 – Golf Facilities

7.00 PLANNING APPRAISAL

7.01 Introduction

This is a full application seeking consent for the erection of a protective net barrier at Mold Golf Club, Pantymwyn. The net barrier as originally submitted, measured 10 metres in height. The planning application has since been amended to propose a 7.5 metre high net. The golf club has received complaints about golf balls entering into the garden of the property known as 'Innisfree', which is located beyond the 14th green and the protective barrier is proposed in order to overcome this problem.

7.02 Site Description

The golf course lies between Pantymwyn, Gwernaffield and Pant-y-buarth with the area of land concerned being at the Pant-y-buarth end of the golf course, accessed from the Cadole Road. The 14th green, where the proposed protective net is positioned, backs on to a residential property.

7.03 Proposed Development

The protective barrier has been proposed by the Golf Club in an attempt to overcome a problem with stray golf balls landing within the garden of a residential property that is adjacent to the 14th green of the golf course. The original submission of a 10 metre high protective net would have been visually intrusive and was therefore discouraged, hence the submission of an amended proposal to reduce the height to 7.5 metres. The amended height is far more acceptable given that trees around the site will screen the net and reduce any potential impact.

7.04 The proposed net will be supported by posts on either side, which the golf club has suggested could be box steel posts or reclaimed telegraph poles. I recommend that we condition the use of box steel posts with the colour of those posts to be agreed, ie, a suitable shade

of green.

- 7.05 The golf club has previously relocated the 14th green on a temporary basis, which local residents favour and would like to see happen on a permanent basis. This is a matter for the golf club to consider if they wish and the matter under consideration at present, is whether or not the proposed net barrier complies with planning policy or not.
- 7.06 Issues
The objections received largely relate to visual impact and any potential harm to the environment, particularly wildlife. The net and its specifications have been considered by the Biodiversity Officer who is satisfied that the net poses no threat to local wildlife and therefore raises no objection to the scheme.
- 7.07 The issues differ slightly for the nearest neighbouring residential property insofar as the proposed net is considered to be too low at 7.5 metres to overcome the current problem (as was the 10 metre high proposal).

8.00 CONCLUSION

- 8.01 In conclusion, I consider it reasonable to grant consent for the protective net barrier in order for Mold Golf Club to overcome a potential health and safety issue that they have been made aware of by local residents as it is a normal feature of a golf course where golf clubs have been faced with similar problems. For this reason, it is considered that the application complies with planning policy and is recommended accordingly.
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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