

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **4<sup>TH</sup> SEPTEMBER 2013**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **LANDSCAPING WORKS TO PRACTICE AREA AND ERECTION OF PRACTICE NETS (IN RETROSPECT) AT "OLD PADESWOOD GOLF CLUB", STATION LANE, PADESWOOD, MOLD.**

**APPLICATION NUMBER:** **050836**

**APPLICANT:** **OLD PADESWOOD GOLF CLUB**

**SITE:** **"OLD PADESWOOD GOLF CLUB", STATION LANE, PADESWOOD, MOLD, FLINTSHIRE**

**APPLICATION VALID DATE:** **30<sup>TH</sup> MAY 2013**

**LOCAL MEMBERS:** **COUNCILLOR R HUGHES**

**TOWN/COMMUNITY COUNCIL:** **LEESWOOD COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **CLLR R HUGHES HAS REQUESTED THAT THE APPLICATION BE REFERRED TO THE COMMITTEE**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

1.01 This application seeks planning permission for landscaping works (partly in retrospect), comprising a change in site levels, and the erection of practice nets at Old Padeswood Golf Club.

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

2.01 The proposal is recommended for approval subject to the following conditions:

1. Time limit on commencement.
2. In accord with approved detail.

### **3.00 CONSULTATIONS**

#### 3.01 Local Member Councillor R. Hughes

Requests that the application is referred to Planning Committee and that a site visit is carried out for members to see the position of ex practice area which could have been positioned away from the adjoining property.

#### Leeswood Community Council

No observations.

#### Head of Public Protection

No adverse comments

#### Natural Resources Wales

No comments received at the time of writing this report.

### **4.00 PUBLICITY**

#### 4.01 Site Notice, Neighbour Notification

2no. local residents have objected to the proposal on the following grounds and 2no. DVDs of the practice area in use have been submitted :

- Unacceptable levels of noise
- Highway safety concerns if they use the entrance on the bend to gain access to the practice nets
- The practice nets are unattractive and over dominate within a countryside setting
- Golf balls could hit neighbouring houses, etc.
- There are more suitable locations for a practice area
- The unauthorised works have resulted in a change in the intensity and proximity of the use of golfing activity
- The raised levels has resulted in golfers being more visible and their proximity more intrusive
- Golfers can now overlook the neighbouring property's private amenity space
- The golf club did not consult the neighbours prior to carrying out the work

### **5.00 SITE HISTORY**

#### 5.01 No relevant planning history

## **6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan  
STR1 – New Development  
STR11 – Sport, Leisure and Recreation  
GEN1 – General Requirements for Development  
GEN3 – Development in the Open Countryside  
SR3 – Golf Facilities

The proposed development complies with the above policies.

## **7.00 PLANNING APPRAISAL**

### 7.01 Introduction

This application seeks planning permission for landscaping works (retrospective) and the installation of practice nets on an area of the existing golf club which was previously used as an informal practice area. The works which are the subject of this application include the creation of an earth mound, approximately 1m in height, and the installation of practice nets measuring 6m wide by 3m deep and 3m in height.

- 7.02 The application site is adjacent to Hawthorn Cottage.

### 7.03 Principle of Development

The site is located within the open countryside as defined in the Flintshire Unitary Development Plan (FUDP). The application site forms part of Old Padeswood Golf Club and has always been used as a practice area, albeit less frequently than at present.

- 7.04 Given that the site forms part of an authorised site, its ancillary use as a practice area associated with the golf club does not require planning permission. Only the operational works of changing the site levels through the importation of material and the erection of practice nets is to be considered under this application and not the use of the land.

### 7.05 Impact on Visual Amenity

The works which have been undertaken are in keeping with the character of the area. The site is generally only seen from within the golf club site.

- 7.06 The proposed practice nets will replace previous nets which were located in the practice area.

- 7.07 A key policy to be considered in the determination of this application is policy S3 of the FUDP which allows for the development of new associated facilities subject to a variety of criteria including that the development reflects the landscape and character of its surroundings. The proposal is considered to comply with this policy.

7.08 Impact upon Neighbouring Amenity

The site lies adjacent to the neighbouring residential property, Hawthorn Cottage. Objections have been received concerning the impact the use of the practice area has on the amenities of neighbouring residential properties.

7.09 Objections have been raised to the level of noise generated by the users of the practice area; the possible increase in traffic generated and damage caused by stray golf balls. However, given that a change of use of the land has not the Council has no control over the use of the land as a practice area.

7.10 The creation of the earth mound allows people using the area to be more visible from the view from neighbouring properties, most notably, Hawthorn Cottage. The mound is approximately 15m distance from the timber fence boundary with Hawthorn Cottage. Whilst the users of the site are now more visually prominent when they stand on the mound, it is considered that they do not unacceptably harm the residential amenities of the occupants of Hawthorn Cottage.

7.11 Concerns have been raised over the use of an existing gate on the bend in Station Lane to access the practice nets. There is no indication that this access will be utilised as there is a much better access and car parking available at the main entrance to the golf club.

7.12 In terms of potential damage caused by golf balls, the application site has always been used as a practice area and whilst the works which are the subject of this application have encouraged more people to use the practice area the Council have no control over the amount of people using the area providing it is ancillary to the use of the overall site as a golf club. Notwithstanding this, the practice area has been set out so that it discourages people from hitting balls in the general direction of Hawthorn Cottage.

7.13 Whilst there might have been more suitable locations within the golf club site for a practice area, only the current site is considered in this application.

**8.00 CONCLUSION**

8.01 The proposal is considered to be compliant with the relevant policies of the FUDP. It is not considered to have any detrimental harm on the character of the open countryside location nor on the amenities of the neighbouring properties.

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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