

COMMITTEE REPORT

AGENDA ITEM NUMBER:

APPLICATION DETAILS

APPLICATION NO:	PL/5/2009/0449
FULL APPLICATION DESCRIPTION	DRIVING RANGE AND GOLF ACADEMY (RESUBMISSION)
NAME OF APPLICANT	MR A HOWARD
SITE ADDRESS	HORDEN HALL FARM THORPE ROAD, HORDEN SR8 4TN
ELECTORAL DIVISION	HORDEN
CASE OFFICER	Grant Folley 0191 3834097 grant.folley@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

1. The site lies directly off of the A1086 Thorpe Road, with a cemetery to the south-west, Horden Hall (Grade II* Listed Building) and its associated agricultural buildings to the east, with mature woodland and the dene to the north, and the main road to the south. Directly to the south of the application site, across Thorpe Road, lies to the town of Peterlee and in particular the designated North East-Industrial Estate.
2. The application site slopes downwards from the main to road towards the wooded dene to the north. The application site is currently used for agriculture being planted arable, with no trees or hedges within the main site area. The site extends to around 10.5 hectares of land.
3. Planning permission is proposed for the development of a golf academy. The facility is intended to be open to the public to encourage junior and family golf in particular, together with offering indoor and outdoor coaching for all levels of golfer. The combination of driving range, chipping and putting practice, 6-hole academy par-3 course, and indoor facilities is intended to allow all aspects of the game to be taught, including the full range of golf shots and etiquette of the game.
4. The development is to include a fenced driving range of 265 yards length with 24 bays, 6 hole practice golf course, a small clubhouse with reception, café and video coaching area, a maintenance shed, with associated landscaping, fencing, car parking and access works.

5. Extensive planting is to be provided on the eastern boundary of the site, which will screen the driving range from the road and Horden Hall. A mixed broadleaf planting scheme is proposed to provide buffer planting from 15m-40m in width. Further planting is to be provided along the south western boundary of the site to provide a screen to the existing cemetery.
6. Access is to be derived directly from a new access on to the A1086, Thorpe Road. The new access is to be located to the west of an existing public footpath. Visibility splays will be established as per Highways Authority requirements, with provision of stiles/barriers for the adjacent footpath. A two-lane access road to the car-park area is proposed. A 52 no. space car park is to be provided adjacent to the clubhouse, café, and maintenance shed.
7. The planning application is supported by a Design and Access Statement, Project Summary, Supporting Environmental Information, and a Visual Assessment of Proposals in relation to Historic Setting of Horden Hall.
8. The application is reported to committee as it represents major development.

PLANNING HISTORY

9. None relevant to the consideration of this application

PLANNING POLICY

NATIONAL POLICY:

10. *Planning Policy Statement 1: Delivering Sustainable Development* sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System.
11. *Planning Policy Statement 4: Planning for Sustainable Economic Development* proposes a responsive and flexible approach to planning which provides sufficient employment land and makes better use of market information. The PPS is designed to establish a national planning policy framework for economic development at regional, sub-regional and local levels for both urban and rural areas.
12. *Planning Policy Statement 5: Planning for the Historic Environment* – Requires LPA's to take into account the effect of an application on the significance of heritage assets. There should be a presumption in favour of the conservation of designated heritage assets and LPA's should treat applications favourably where they preserve elements of the setting that contribute to the significance. Opportunities should be identified that enhance / improve setting or significance. Enabling developments that secure the future conservation of an asset should be assessed against the disbenefits of departing from the development plan.
13. *Planning Policy Statement 7: Delivering Sustainable* sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.

14. *Planning Policy Statement 9: Biodiversity (PPS9)* sets out planning policies on protection of biodiversity and geological conservation through the planning system.
15. *Planning Policy Guidance Note 13: Transport* – Its objectives are to promote more sustainable transport choices and aims to reduce the need to travel, especially by car.
16. *Planning Policy Guidance 17: Sport and Recreation (PPG17)* sets out the policies needed to be taken into account by regional planning bodies in the preparation of Regional Planning Guidance (or any successor) and by local planning authorities in the preparation of development plans (or their successors); they may also be material to decisions on individual planning applications.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

REGIONAL PLANNING POLICY:

17. The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.
18. In July 2010 the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when the forthcoming Local Government Bill becomes law, and weight can now be attached to this intension.
19. *Policy 2 – Sustainable Development* promotes sustainable development and construction through the delivery of identified environmental, social and economic objectives.
20. *Policy 3 – Climate Change* requires new development to contribute towards the mitigation of climate change and assist adaption to the impacts of climate change.
21. *Policy 6 – Locational Strategy* supports the maximisation of major assets and opportunities in the North East, and to regenerate those areas affected by social, economic and environmental problems.
22. *Policy 7 – Connectivity and Accessibility* identifies the improvement and enhancement of sustainable internal and external connectivity and accessibility of the North East by, inter alia, reducing the need to travel unnecessarily.
23. *Policy 8 – Protecting and Enhancing the Environment* seeks to maintain and enhance the quality, diversity and local distinctiveness of the North East environment.

24. *Policy 24 – Delivering Sustainable Communities* requires the assessment of land for development, and consideration of the contribution design can bring.

LOCAL PLAN POLICY: District of Easington Local Plan

25. *Policy 1*- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
26. *Policy 3* - Development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other policies.
27. *Policy 6* - The open area separating Easington Village and Peterlee, shown on the proposals map, is allocated as a 'green wedge'. In this area, development will be limited to agriculture, horticulture, forestry, wildlife reserves and informal recreation uses involving the quiet enjoyment of the countryside. All proposals should maintain the open nature of this area.
28. *Policy 18* - Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
29. *Policy 24* - Development which adversely affects the character, appearance, special architectural features or setting of a listed building will not be approved. The retention of architectural or historic features will be encouraged. Demolition of a listed building will be only be allowed in exceptional circumstances.
30. *Policy 35* - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
31. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
32. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

33. *Environment Agency* – The Agency have raised no objections to the scheme, although information has been provided which has been passed to the applicant.

34. *Sport England* – Although Sport England are not a statutory consultee in relation to this application, they have noted the potential value of the proposed facility to the development of sport. It is noted that in principle the proposals ties in Golf facility requirements. There is currently no par 3 course provision in the County Durham Council area. There is also no driving range provision in the former Easington District area. Sport England therefore considers that the provision of a Par 3 course and Driving range would be beneficial to the development of golf, for which there is a need locally which is currently unmet. Sport England support the application.
35. *English Heritage* - It is important for the Local Planning Authority to consider the impact of the proposed development on the adjacent Grade II* Listed Building, Horden Hall. Initially concerns were raised by English Heritage that insufficient information had been submitted in support of the application.
36. *Natural England* – Comments received outline the Councils responsibility in assessing the impact of the proposed development on protected species and habitats. The Local Planning Authority will therefore need to be satisfied prior to granting planning permission that sufficient information has been provided to make a reasoned assessment that the proposal will not have an adverse impact on bio-diversity. In relation to the habitat enhancement, Natural England welcomes the proposal to create areas of woodland, species rich grassland and a pond alongside the more formal golfing areas. It is suggested that the County Council's ecologist is involved in the agreement of the landscaping proposals.
37. *Northumbrian Water Ltd* – no objections to the proposed development.
38. *Durham Constabulary* – The police have no concerns with this planning application.
39. *Horden Parish Council* – The Parish Council have formally objected to the application. Concerns have been raised regarding the impact the proposed development would have on activities at and visitors to the adjacent cemetery, the impact the proposed development would have on the landscape, local wildlife, highway safety, residential amenity and the adjacent listed building.

INTERNAL CONSULTEE RESPONSES:

40. *Planning Policy* – National policy offers some support for a development such as this and the proposed golf centre may therefore be acceptable in this location. Providing that the impact on: the designated AHLV to the north; Listed Building to the east; and the overall landscape, are considered acceptable no objections would be raised to the scheme.
41. *Highways Authority* – The access details and parking provision is considered to be acceptable. The works to the public highway will need to be carried out under a Section 278 Agreement Highways Act 1980. Subject this requirement the proposals would be deemed to be acceptable from a highways point of view.

42. *Design and Conservation* – Initial concerns were raised regarding the impact the proposed development would have on the adjacent Grade II* Listed Building – Horden Hall. It was considered that insufficient information had been submitted to adequately demonstrate the impact of the proposed works on the setting of the Listed Building. However, following the submission of additional information during the application process, specifically relating to landscaping works and the floodlighting to be used, have overcome the initial concerns. Subject to appropriate conditions to provide for the mitigation works, no objections are raised to the scheme.
43. *Landscape* – Concerns have been raised regarding the impact of the proposed development on the adjacent Area of High Landscape designation and the existing “green wedge” between the towns of Peterlee and Easington.
44. *Ecology* – No objections to the proposed development. Information received during the application process in relation to fencing details, golf ball netting and the proposed wild flower species mix are considered acceptable.
45. *Environmental Health* – The information submitted by the applicant in relation to the proposed lighting system and associated fencing and landscaping should provide suitable mitigation to the residents situated to the north of the application site. No objections subject to a condition to restrict the hours in which construction works can take place.

PUBLIC RESPONSES:

46. The application has been advertised in the local press and through the erection of site notices. A total of 25 no. neighbour notification letters have also been sent.
47. One letter of representation has been received in relation to this proposed development. Concerns have been raised by the occupants of the bungalow situated to the north of the application site, have been raised on the following grounds:
 - The proposed driving range is to be sited approximately 250m from the curtilage of this property. This distance is considered inadequate, and residents feel threatened by the prospect of golf balls landing on their property.
 - The proposed floodlighting will have a negative impact on the adjacent residents.
 - The proposed fences, netting and landscaping will impact on the character of the area and negatively effect views from the adjacent residential properties.
 - The proposed development is not considered to be in keeping with the character of the area and will change the landscape negatively.
 - The need for the Golf Centre is questioned; attention is drawn to other existing course in the local area.
 - Concerns have been raised regarding the impact of the proposed development on local wildlife. Specific issues have been raised regarding the impact the proposed lighting will have on bats and badgers.
 - Concerns have also been raised regarding the expected increase in traffic. It is suggested that existing highway safety issues associated with an adjacent bus stop will be exacerbated.

APPLICANTS STATEMENT:

48. The site at Horden Hall is well-suited to development for a small golf academy with coaching, short course and range, together with indoor facilities. The site is well-located for general access and from the A19, with a considerable potential catchment area for golfers of all levels. The area lacks such a comprehensive entry-level, golf coaching orientated enterprise. This type of development has been included for support within the Local Plan.
49. Access appears to be good from the proposed point identified, and measures are proposed to reduce environmental impact through lighting and general visual effect. The buildings proposed are considered to be necessary to allow the full range of golf services throughout the year, and to maintain a commercial viability.
50. The golf course is expected to increase ecological value of the site, through establishment of water features, un-mown grassland, and extensive tree planting. Inputs into the course with regard to fertilizer and chemicals are expected to be minimal and far less than could be expected from the current agricultural use.
51. The R&A seeks to engage in and support activities that are undertaken for the benefit of the game of golf; it takes its name from The Royal and Ancient Golf Club of St Andrews. R&A support and grant funding is to be sought for the project, through the local Golf Union involvement.
52. The aim is to make the golf project attractive to all kinds of golfer, and especially to encourage youngsters to enter the game and develop their skills.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at: <http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=106563> Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATION AND ASSESSMENT

53. The key issues to consider in determining this application are:
 - The Principle of Development
 - Heritage and Landscape
 - Ecology
 - Impact on adjacent Cemetery
 - Residential Amenity
 - Other Matters

Principle of Development

54. The application site lies outside of the settlement limits for Horden and Peterlee. Saved policy 3 of the Local Plan identifies that development outside these limits will be regarded as development within the countryside. There is a general presumption against development within the countryside unless allowed by other policies.
55. PPS7 relates to development in the countryside. Leisure development, such as the development proposed, is supported providing that any development does not harm the character of the countryside its towns, villages, buildings or other features.

56. PPG17 provides guidance on planning for open space, sport and recreation. The guidance identifies that countryside around towns provides a valuable resource for the provision of sport and recreation.
57. The development of a golf centre in this location can be seen to broadly accord with the relevant guidance contained within PPS7 and PPG17. National Policy therefore offers some support for a development such as this and the proposed golf centre may be acceptable in this location.
58. However, various designations constrain the development of this site. Directly to the north is a designated Site of Nature Conservation Importance – Horden Dene, also to the north is a designated area of high landscape value, and to the east of the site lies Horden Hall, a grade II* Listed Building.
59. The impact of the proposed development on the landscape, ecology, listed buildings and adjacent uses are considered in the following sections of the report.

Heritage and Landscape

60. The landscape immediately around the site and land to the north is defined by Durham County Council as having a broad character known as 'Coastal East Durham Plateau'. The area is characterised by undulating open farmland punctuated by wooded denes that often lead to the coast.
61. The proposed layout of the golf centre and has been carefully designed to minimize impact on the landscape by incorporating turf-faced bunkering, low buildings and low level lighting as well as the use of indigenous tree and shrub species and wildflower meadows.
62. As well as the impact the proposed development will have on the landscape, consideration needs to be given to the effect of the development on the adjacent grade II* Listed Building – Horden Hall. To be considered acceptable the proposals need to respect the setting of the Hall.
63. Horden Hall is situated to the east of the application site, the Hall is a grade II* listed building and one of the most important buildings in the area. Horden Hall was built during the mid 17th century (Grade II*) possibly for Sir John Conyers a royalist army officer who was made a baronet in 1628 (d.1664). There are no plans or maps available for the estate when the hall was first built, but it is likely that that the manor was of a significant size with the supporting farms spread over a wide area.
64. Information submitted in support of the application indicates that the setting of Horden Hall has changed over time. Early maps indicate that the Hall was set in an open landscape but by the time of the mid 19th century Thorpe Wood and a shelter belt linking this wood and Horden Dene had been planted. Little of this shelter belt remains today and from distant views the Hall is seen as a landmark building in generally open undulating countryside framed by wooden denes and impacted by industrial and housing developments. Closer to the Hall, only glimpsed views of the building are possible from the A1086 due to its lowly position and vegetation. Over the last 50 years or so, the development of Peterlee, in particular the housing estate to the south and the industrial estate to the south-west have impacted on the wider setting of the Hall and has served to diminish its status as a manor house with a large estate.

65. The elements of the proposed golf academy development that are likely to impact on the setting of the Hall are; the car park, the new building, driving range and lighting, the ball stop fencing and proposed mounding and new planting. The proposed development includes various mitigation measures aimed at minimising the impact of the development on the landscape and protecting the setting of the adjacent Listed Building. These include: to screen views of the car park and buildings from the road by extending the hawthorn hedge that borders the Thorpe Road; to screen views of the proposed buildings from the Hall and adjacent buildings by the addition of a clump of trees to the south of the proposed chipping area; and, to soften views of the proposed golf driving range and lighting as well as the proposed mounding and ball stop fencing by the planting of a hedge along its length as well as small clumps of trees.
66. With regard to the landscape officers comments it is acknowledged that the site lies within the designated 'green wedge' between Easington Village and Peterlee. Saved Policy 6 of the District of Easington Local Plan which relates to the 'green wedge' states that "In this area, development will be limited to agriculture, horticulture, forestry, wildlife reserves and informal recreation uses involving the quiet enjoyment of the countryside. All proposals should maintain the open nature of this area." The main aim of this policy is to restrict any built development in the 'green wedge' in order to maintain its openness. It is considered that the current proposal for a recreational use on the site would maintain the open nature of the 'green wedge' as the only buildings proposed are located next to existing buildings and adjacent the main road, the vast majority of the site would be landscaped. As such, it is considered that the proposal accords with the aims of saved Local Plan Policy 6.
67. The exact details of the landscaping works and proposed fencing are to be agreed through the use of an appropriate planning condition.
68. The proposed layout of the golf course has been carefully designed to minimize impact on the landscape and the setting of the Hall. Amendments have been made during the application process in response to criticisms raised by Ecology, Landscape and Conservation Officers.
69. It is considered that the proposals outlined will at the same time mitigate the impact of the proposed development whilst retaining the setting of the Hall and the distinctive landscape character.
70. The proposed development is considered to be acceptable in landscape and heritage concerns. Subject to the suggested mitigation measures it is not considered that proposed development will have a landscape impact sufficient to warrant refusal of the application. It is also considered that the mitigation as proposed, will adequately protect the setting of the Listed Building.

Ecology

71. The proposed development lies adjacent to the designated Site of Nature Conservation Importance – Horden Dene. Due to the nature of works proposed there is a potential for impacts on local wildlife.
72. The proposal has been considered by Natural England and the County's Ecologists who have raised no objections to the scheme, subject to the involvement of officers in discussions relating to landscaping works and the proposed fencing.

73. Council Officers' are satisfied that the proposed development represents no risk to protected species or habitats. The proposed landscaping works are welcomed and will add to the ecology of the area, offering a significant improvement on the existing farmed land.

Impact on the adjacent Cemetery

74. The Parish Council (PC) raised a number of objections to the proposed development. The concerns raised regarding landscape impact, heritage, ecology and highways have been covered in the relevant sections of this report. The PC are also concerned regarding the impact the development would have on the use of, and users of the adjacent Thorpe Road cemetery.
75. The PC are concerned that there is a significant health and safety risk that visitors to the cemetery, PC staff and cemetery property, including headstones and other memorials could be damaged or otherwise affected by the developments activities, as well as impacting the PC to effectively manage their land. The PC are also concerned that the use of the cemetery will be disrupted by noise and disturbance associated with the proposed golf centre, in what should be a quiet, contemplative time. The PC have also raised concerns regarding the inadequacies of the proposed tree planting scheme to screen and protect users of the cemetery, and it is suggest that such tree planting and fencing as proposed would be out of character with the area and detract from views of the surround landscape from the cemetery.
76. It is acknowledged that the proposed development will affect the setting of the existing cemetery. The applicant responded to the initial concerns of the PC by agreeing to use mature trees in the proposed landscaping works, however due to site constraints the locations of the tees and holes were not able to be moved. Although the PC welcomed the use of mature trees, the previous grounds for objecting to the scheme were re-iterated.
77. It is accepted by Officers that the positioning of the tees and holes has been chosen to ensure that golf balls are not hit towards the Cemetery and that the proposed landscaping works will lessen the impact of the development on the use of the adjacent land.

Residential Amenity

78. The residents of the residential property situated directly to the north of the application site have also raised concerns regarding the application. The main issues of concern relate to the potential for golf balls to hit their property and for disturbance by the proposed floodlighting of the driving range. Concerns have also been raised regarding the impact on landscape, wildlife and highways, issues which been covered elsewhere in the relevant sections of this report.
79. With regard to the impact on residential amenity, Environmental Health Officers have been consulted on the application, specifically asked to respond to the points raised in the representation. The Officer responded by stating that the information submitted by the applicant in relation to the proposed lighting system and associated fencing and landscaping for the driving range would provide suitable mitigation to the residents of the adjacent residential property situated to the north of the site.

80. Subject to the suggested conditions, and with particular regard to the requirements for fencing, landscaping and lighting details to be agreed, along with the restriction of hours of operation it is not considered that that proposed development will have any detrimental effects upon the amenity of adjacent occupants, or impacts on the use of the adjacent cemetery sufficient to warrant refusal of the application.

Other Matters

81. The proposed buildings are considered to be acceptable in terms of scale and design. As discussed previously their siting at a lower level than the adjacent road will minimise their impact on the landscape. Subject to a condition requiring the prior approval of materials to be used the proposed buildings are considered to be acceptable.
82. Although not a statutory consultee on this type of application, Sport England have offered support for the proposed scheme. The body outlines a need for this type of facility in Durham, outlining, that there are no similar facilities available in the former Easington District.
83. It should also be noted by Members that the proposal represents economic investment in the area. The scheme would have economic benefits during the construction phase and through the operation of the golf centre. In support of the proposals the applicant has advised that the scheme is likely to provide for the equivalent of 5 ½ full time jobs on site.
84. The Environment Agency and Northumbrian Water have raised no objections to the proposed development.
85. Highways Officers have assessed the proposed development and raised no objections to the scheme. The proposed parking provision and access arrangements are considered acceptable.

CONCLUSION

86. The proposal is considered represent an appropriate form of development, in a sensitive location.
87. The proposed development will provide for a needed sporting facility in a sustainable location adjacent to Peterlee and Easington.
88. The proposed layout of the golf course has been carefully designed to minimize impact on the landscape and the setting of the adjacent Listed Building.
89. It is considered that the proposed landscaping and other mitigation measures will ensure any impact on adjacent residents or the use of the adjacent cemetery are minimised.
90. Subject to the suggested conditions, it recommended that planning permission is approved.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions;

Conditions:

1. Time Limit (Full)
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in strict accordance with the following approved plans. Plan References:
Driving Range Netting and Perimeter Fence Elevations, Plans Elevations and Section (Peter-01-01), Access Detail Drawing (Revision A; 17/3/08), Project Summary, Design and Access Statement, Supporting environmental Information – date received 29/10/2009.
Golf Centre Proposal (Prop02 Rev A), Golf Range Lighting (UKS4489) – date received 22/07/2010.
Visual Assessment of Proposals in relation to Historic Setting of Horden Hall (Southern green – 669/V1/SG/January 2011) – date received 26/01/2011.
Reason: To define the consent and ensure that a satisfactory form of development is obtained.
3. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.
Reason: In the interests of the appearance of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.
4. Prior to the commencement of the development details of means of enclosure shall be submitted to and approved in writing by the Local planning authority. The enclosures shall be constructed in accordance with the approved details prior to the golf centre hereby approved, being brought into use.
Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.
5. No development shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.
No tree shall be felled or hedge removed until the landscape scheme, including any replacement tree and hedge planting, is approved as above.
Any submitted scheme must be shown to comply with legislation protecting nesting birds and roosting bats.
The landscape scheme shall include accurate plan based details of the following:
 - Trees, hedges and shrubs scheduled for retention.
 - Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.
 - Details of planting procedures or specification.
 - Finished topsoil levels and depths.
 - Details of temporary topsoil and subsoil storage provision.
 - Seeded or turf areas, habitat creation areas and details etc. Details of land and surface drainage.

- The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.

The local planning authority shall be notified in advance of the start on site date and the completion date of all external works.

Trees, hedges and shrubs shall not be removed without agreement within five years.

Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.

6. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development.
No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats.
Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges.
Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.
Replacements will be subject to the same conditions.
Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.
7. Prior to works commencing on site a tree protection plan is to be submitted and approved by the Local Planning Authority. Thereafter no construction work shall take place, nor any site cabins, materials or machinery be brought on site until all trees and hedges, indicated on the approved tree protection plan as to be retained, are protected by the erection of fencing, placed as indicated on the plan and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS.5837:2005.
No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the fences, and no work is to be done such as to affect any tree.
No removal of limbs of trees or other tree work shall be carried out.
No underground services trenches or service runs shall be laid out in root protection areas, as defined on the Tree Constraints Plan.
Reason: In the interests of the visual amenity of the area and to comply with Policies 1 and 35 of the District of Easington Local Plan.
8. Details of the height, type, position and angle of any floodlights shall be submitted to and approved in writing by the Local planning authority prior to the development hereby permitted being brought into use. The floodlights shall be erected and maintained in accordance with the approved details.
Reason: In the interests of the amenity of nearby residents and the appearance of the area in accordance with Policies 1 and 35 of the District of Easington Local Plan.
9. The proposed floodlights shall be installed, focussed and maintained in accordance with details to be submitted to and approved in writing by the local planning authority to minimise light spillage and glare outside the designated area.
Reason: In the interests of residential amenity and to comply with Policies 1 and 35 of the District of Easington Local Plan.

10. The use of the golf centre shall be restricted to the hours of 0900 to 2100 on all days, including Sundays and Bank Holidays.
Reason: In the interests of preserving the amenity of residents in accordance with Policies 1 and 35 of the District of Easington Local Plan.

REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN
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ENV03 - Protection of the Countryside
 ENV18 - Species and Habitat Protection
 ENV24 - Development Affecting Listed Buildings and their Settings
 ENV35 - Environmental Design: Impact of Development
 ENV36 - Design for Access and the Means of Travel
 ENV37 - Design for Parking
 GEN01 - General Principles of Development
 PPG17 - Planning for Open Space, Sport and Recreation
 PPS1 - Delivering Sustainable Development
 PPS4 - Planning for Sustainable Economic Growth
 PPS5 - Planning for the Historic Environment
 PPS7 - Sustainable Development in Rural Areas
 PPS9 - Biodiversity and Geological Conservation

2. In particular the development was considered acceptable having regard to consideration of issues of sustainable development in the countryside, ecology, impact on the setting of a listed building, residential amenity and provision of recreational facilities.
3. The stated grounds of objection concerning the impacts on the landscape, listed building, character of the area, adjacent cemetery and residential amenity are not considered sufficient to warrant refusal of the application.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- Planning Policy Statements / Guidance, PPS1, PPS5, PPS7, PPS9, PPG13
- Consultation Responses



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Planning Services

Driving Range and Golf Academy at Horden Hall Farm, Thorpe Road, Horden

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Comments

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