

## Annex B 19/0615/FFU Committee Report

2019/0615

Reg Date 25/07/2019

Chobham

**LOCATION:** SUNNINGDALE GOLF CLUB, RIDGE MOUNT ROAD,  
SUNNINGDALE, ASCOT, SL5 9RS

**PROPOSAL:** Erection of greenkeepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal access road, service yard including wash/fuel area and associated landscaping works following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.

**TYPE:** Full Planning Application

**APPLICANT:** Mr T Hall

**OFFICER:** Ross Cahalane

**RECOMMENDATION: GRANT subject to conditions and completion of a legal agreement and referral to the Secretary of State as a Departure from the Development Plan.**

### 1.0 SUMMARY

- 1.1 This application seeks planning permission for the erection of a greenkeepers storage compound building including repair workshop, staff facilities and parking, the erection of a sand bay building, alterations to the existing staff building to provide additional staff residential accommodation, formation of a new internal access road, service yard including wash/fuel area and associated landscaping works, following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.
- 1.2 Subject to a number of planning conditions, no objections are raised on parking, character, residential amenity, tree, flood risk or ecology grounds, or in respect of impacts on the public footpaths. The proposed buildings are appropriate facilities for this outdoor recreation use. However, owing to the substantially greater footprint, floor area and height increase arising from the additional presence of development across the site, the proposed storage compound building and associated vehicular access and hard standing area would represent inappropriate development in the Green Belt and cause significant harm to the openness of the Green Belt and conflict with its purposes. By association, this development would also cause harm to the existing rural, verdant and undeveloped character of the area. As such it is necessary to consider whether there are any very special circumstances to outweigh the identified harm.
- 1.3 Section 7.12 of the report details the case of very special circumstances submitted by the applicant. It is considered that the economic, social and environmental benefits arising from the provision of safe, secure and modern storage facilities and staff facilities/accommodation, along with the improved access to the public footpaths across the site, would clearly outweigh the identified harm to justify this development. As such, this report recommends approval, subject to conditions.
- 1.4 Under the Town and Country Planning (Consultation) (England) Direction 2009 this proposal represents a departure from the Development Plan, because it is major development within the Green Belt. Under this Direction and if Members agree with the recommendation to grant, the application must therefore be referred to the Secretary of State. This gives the SoS the opportunity to either make no comments or use call-in power and make the decision on the application. The Planning Authority cannot grant permission until the expiry of 21 days from the date the SoS confirms receipt of the consultation, in addition to the completion of the legal agreement to secure contributions towards Suitable Alternative Natural Green Space (SANG) and Strategic Access Management and Monitoring (SAMM)

measures.

## 2.0 SITE DESCRIPTION

- 2.1 The 2.29ha site is located at the end of Ridge Mount Road, a residential road within the Royal Borough of Windsor and Maidenhead (RBWM), with the application site boundary forming the boundary with Surrey Heath Borough. Sunningdale Golf Course has an overall site area of 160ha and has been established for well over 100 years, now having two Championship golf courses. The club is a member of the "Platinum Clubs of the World" which is an exclusive group of around 100 high end golf clubs and rated 14th in this group. The main clubhouse is at some distance to the north within RBWM, with a separate access off Ridge Mount Road.
- 2.2 The specific application site currently contains a two storey green keepers' building (including residential accommodation), and various buildings associated with golf course maintenance including vehicle garage, sand bay, wash and fuel bay and chemical and machine stores. The application site is within the Green Belt and approx. 320m (as the crow flies) from the Thames Basin Heaths Special Protection Area (SPA) to the south. The site is rural in character and within a Site of Nature Conservation Importance (SNCI), although the existing site contains several other storage buildings and hard standing areas associated with the upkeep of the golf course, with several two storey staff houses also nearby. Two public footpaths (Public Footpath 75a and Public Bridleway 76 Chobham) cross the site, leading from Ridge Mount Road to Windlesham/Chobham.

## 3.0 RELEVANT PLANNING HISTORY

- 3.1 93/0148 Erection of greenkeepers storage shed.  
Decision: Granted (implemented)
- 3.2 97/0732 Erection of a detached single storey building for use as a pump station and one storage tank.  
Decision: Granted (implemented)
- 3.3 02/1155 Erection of a two storey building comprising administration and staff facilities at ground floor with a three bedroom self-contained flat above, a detached garage/storage building and a single storey side extension to existing garage building following demolition of existing workshops and garaging.  
Decision Granted (implemented)  
*[Officer Comment: Condition 6 restricts occupation of the flat to persons employed by Sunningdale Golf Club].*
- 3.4 07/1280 Erection of 1.5 metre high sliding security gate following removal of existing bollards at golf club.  
Decision: Granted (implemented)

## 4.0 THE PROPOSAL

- 4.1 Planning permission is sought for the erection of a greenkeepers storage compound building including repair workshop, staff facilities and parking, the erection of a sand bay building, alterations to the existing staff building to provide additional staff residential accommodation, formation of a new internal access road, service yard including wash/fuel area and associated landscaping works, following demolition of vehicle garage, sand bay,

wash and fuel bay containers, chemical and machine store and tool store.

- 4.2 The proposed greenkeepers storage compound building would consist of a rectangular footprint with a continuous pitched roof and side gable ends, and would have a depth of 24.7 m, width of 55.5m, maximum eaves height of approx. 5.4m and maximum ridge height of approx. 7m. The proposed building would be partly below-ground, with an undercroft vehicular access on the northern elevation to the main double-height storage area, for items such as motorised cutting/mowing vehicles, wood chippers, sprayers, turbines, diggers, generators etc. This area would also be used for secure chemical storage associated with the maintenance. The proposed first floor would contain smaller workshop store and equipment rooms, staff offices, staff room and male and female toilet and changing facilities. Further details regarding this proposed building are outlined in Section 7.3 below.
- 4.3 The proposed sand bay building would have a retractable cover and would have a depth of 9.6m, width of 16.6m, and maximum height of 1.85m. The proposal also includes a new internal access road to the compound building and sand bay (off the existing access from Ridge Mount Road), a service yard adjacent the compound building including wash/fuel area, along with 15 parking spaces and a cycle store also adjacent the compound building.
- 4.4 The supporting Planning Statement summarises the need for the proposed facilities as follows:
- The need to maintain the Golf Courses to Championship standards amongst the best courses in the World in order to ensure the long term future of the Club through the retention of the highest standards of maintenance required in a sensitive environment.
  - Inadequate facilities for green keepers. The existing staff room cannot accommodate all staff during breaks or meetings. This will get worse with an increase in green keepers.
  - Current and future recruitment of female green keepers and need to provide separate male and female WC and changing facilities.
  - The need to provide better and safer working conditions for staff.
  - Current workshops and garages are too small for staff to be able to work on vehicles safely through insufficient space or inadequate ventilation.
  - Current timber buildings are potentially dangerous.
  - Future purchase of additional equipment particularly large vehicles and need to service and maintain them on site in a suitable and safe environment.
  - Move towards electric vehicles and equipment and the requirement for overnight charging points.
  - Need to improve security of vehicles, equipment and facilities away from public rights of way.
  - Need to reduce conflict between public using public rights of way and vehicles used by green keepers and deliveries.
  - Need to ensure safety of public by removing potential hazards, such as fuel stores away from public rights of way.
  - Need to keep sand bays covered to avoid degradation and wastage from effects of weather and animals
  - Need to make sand bays inaccessible to the public to remove safety hazard.
  - Need for additional on-site residential accommodation for staff.
- 4.5 The proposed landscaping works would involve new tree planting at ratio of 2:1 to replace the tree loss facilitating the new buildings and access, along with two new areas of heathland habitats. Much of this new landscaping would replace the existing vehicle garage,

sand bay, wash and fuel bay containers, chemical and machine store and tool store proposed for demolition. These buildings are located near to the public footpaths. However, their routes will not be altered.

- 4.6 The proposed alterations to the existing staff building to provide additional staff residential accommodation would comprise removal of an external stairway and a replacement entrance door, to provide an enlarged 6-person House in Multiple Occupation fully across both floors, which will be occupied by green keeping staff only.
- 4.7 The application is supported by the following documents and regard will be had to these as appropriate in the assessments made in this report.
- Planning Statement
  - Design and Access Statement
  - Tree Survey including Impact Assessment, Method Statement and Tree Protection Plan
  - Preliminary Ecological Appraisal and Bat Roost Assessment
  - Breeding Bird Survey
  - Reptile Survey
  - Flood Risk Assessment and SuDS Strategy
  - Land Contamination Assessment

## 5.0 CONSULTATION RESPONSES

- 5.1 Natural England: No objection, subject to condition and appropriate mitigation  
*[See Section 7.7]*
- 5.2 Surrey Wildlife Trust: No objection, subject to conditions *[See Section 7.7]*
- 5.3 Surrey County Council Lead Local Flood Authority: No objection, subject to conditions *[See Section 7.8]*
- 5.4 Surrey County Council Countryside Access Group: No objection, subject to safeguarding of public footpath and separate commons land consents *[See Section 7.8]*
- 5.5 Council Arboricultural Officer: No objection, subject to condition *[See Section 7.7]*
- 5.6 Council Scientific Officer: No objection, subject to condition *[See Section 7.8]*
- 5.7 Royal Borough of Windsor and Maidenhead: The circumstances put forward by the agent are to be assessed by the decision maker, however RBWM consider that the considerations put forward are unlikely to outweigh the substantial harm to the Green Belt and would not amount to very special circumstances. Notwithstanding the above, no objections are raised regarding impact on neighbouring occupiers within RBWM.
- 5.8 Chobham Parish Council: Objection for the following reasons:
- Proposal will be on registered Common land and will conflict with its use
  - Represents inappropriate development in the Green Belt that fails to preserve openness (NPPF Para 145b and d)

- Fails to successfully protect trees and biodiversity (NPPF, CP14, DM9)
- Residential element would be within 400m of the Thames Basin Heaths Special Protection Area
- If approved, conditions should be applied to restrict occupancy to staff members, an appropriate time limit for demolition of buildings/re-instatement of land, and removal of residential and commercial permitted development rights
- No trees to be felled without appropriate license, and replanting should follow expert advice regarding specification
- Bridleways and footpaths must remain open and unobstructed.

## **6.0 REPRESENTATION**

6.1 At the time of preparation of this report, no representations have been received.

## **7.0 PLANNING CONSIDERATION**

7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP), and in this case the relevant policies are Policies CP1, CP2, CP8, CP12, CP13, CP14, DM9, DM10, DM11 and DM14. The National Planning Policy Framework (NPPF) and the Council's Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 are also material considerations to the determination of this application.

7.2 The main issues to be considered are:

- Green Belt appropriateness and harm;
- Impact on character of the surrounding area;
- Impact on trees;
- Impact on access, parking and highway safety;
- Impact on flood risk;
- Impact on ecology and habitats, including the Thames Basin Heaths SPA;
- Other matters; and,
- Very Special Circumstances.

### **7.3 Green Belt appropriateness and harm**

7.3.1 The Government attaches great importance to the Green Belt, stating that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and that the essential characteristics of Green Belts are their openness and their permanence (Paragraph 133 of the NPPF refers). Paragraph 145 of the NPPF also states that the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, but lists exceptions to this, including:

*“a) the replacement of a building, provided the new building is in the same use and not*

*materially larger than the one it replaces.”*

It is considered necessary to assess the proposed replacement sand bay under this exception test, as set out in the comparison table further below.

- 7.3.2 The applicant contends that the proposed development complies with the following exception listed under Para 145:

*"b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it."*

The supporting Planning Statement advises that the club maintains an area of approx. 160ha of greens, fairways, rough areas, bunkers, woodland areas, paths and roadways. This requires an extensive fleet of vehicles including tractors, stone buriers, ride on mowers, blowers and sprayers, stump grinders, utility vehicles and trailers, together with an array of hand-held equipment necessary to maintain two golf courses to championship standard. At present, some vehicles and equipment have to be stored outside and they have been subject to deterioration from the weather, vandalism and misuse. A schedule of the current maintenance fleet/equipment has been provided and the proposed compound building floor plans show how this can all be accommodated.

- 7.3.3 It is considered that the proposed floorplans demonstrate that the compound building has been designed to provide the minimum area required to accommodate this amount of fleet/equipment to allow day-to-day maintenance, with the additional advantage of electric charging points. Additionally, the internal access routes will be used overnight for parking of some of the vehicles/equipment used during the day. In addition to vehicle storage, the proposed ground floor will also include a small tools store with charging points; a grinding room to sharpen machinery blades for mowing; a double height workshop to allow for servicing and major repair of vehicles, and; sufficient storage for chemicals and fertilisers to meet all modern health and safety requirements. The proposed first floor would contain smaller workshop store and equipment rooms, staff offices, staff room and male and female toilet and changing facilities.

- 7.3.4 Given the detailed and comprehensive justification provided above, it is considered that the applicant has demonstrated the works are required for the provision of appropriate facilities for outdoor sport and outdoor recreation in accordance with Para 145 of the NPPF. That said, this exception test comprises two parts, as it also requires the development to preserve the openness of the Green Belt and not conflict with its purposes. The following table provides a quantitative assessment of the size of the existing development (proposed for demolition) and the proposed development. Building E (Staff offices & accommodation) is excluded, as its proposed alteration and conversion does not alter the amount of built form, thus falling within the NPPF Para 146(d) exception for re-use of buildings.

<b>Existing</b>	<b>Floorspace (GEA)</b>	<b>Volume</b>	<b>Height</b>	<b>Hardstanding</b>
Building A (Vehicle garage)	441sq. m	2,150m <sup>3</sup>	5.3m	
Building B (Sand bay)	156sq. m	203m <sup>3</sup>	1.3m	
Building C (Wash/fuel bay containers)	16sq. m	n/a	n/a	
Building D (Chemical & machine store)	142sq. m	604m <sup>3</sup>	4.3m	

Building F (Small tool store)	128sq. m	438m <sup>3</sup>	4.4m	
<b>Total existing development</b>	<b>883sq. m</b>	<b>3,395m<sup>3</sup></b>	<b>5.3m (maximum)</b>	<b>approx. 1,312sq. m</b>
<b>Proposed</b>	<b>Floorspace (GEA)</b>	<b>Volume</b>	<b>Height</b>	<b>Hardstanding</b>
Building G (sand bay)	159sq. m	285m <sup>3</sup>	1.85m	
Building H (Storage compound building)	1,370sq. m	8,380m <sup>3</sup>	7m	
<b>Total proposed development</b>	<b>1,529 sq. m (+73%)</b>	<b>8,665m<sup>3</sup> (+155%)</b>	<b>7m (+ 1.7m)</b>	<b>approx. 1,877sq. m (+ 43%)</b>

- 7.3.5 It is considered that the proposed sand bay would not form a materially larger building than the existing sand bay, given its similar design with limited height increase of 0.55m, floorspace increase of 3 sq m and associated 40% volume increase. However, as shown in the table above, the proposed development as a whole would, in spatial terms (having regard to additional floorspace, volume, height and hardstanding), have a significantly greater impact upon the openness of the Green Belt than the existing development proposed for demolition.
- 7.3.6 Case law has held that openness can be considered in visual impact terms as well as spatial terms. The proposed additional landscaping would involve planting of new trees and heathland habitat, to replace existing hardstanding adjacent the public footpaths, with most of the proposed hardstanding not visible from public vantage points. This in itself would form an improvement to Green Belt openness in visual terms.
- 7.3.7 Whilst the proposed storage compound building would also be largely surrounded by existing mature trees, views from public vantage points would still be possible as the existing Scots pines have been thinned considerably towards ground level. Additionally, there is no existing tree cover to the south, although it is noted that replacement planting is proposed here. In any event, the proposed substantial enclosed footprint and 7m ridge height (1.7m above the highest building to be demolished) would result in a noticeable increased quantum of conspicuous built development at the site. Consequently, it is considered that the proposed scheme as a whole would clearly impact the openness of the Green Belt in visual terms as well as spatial terms.

#### Conclusion

- 7.3.8 In light of all the above, it is considered that the proposed storage compound building and associated vehicular access and hard standing area would have a demonstrably greater impact upon the openness of the Green Belt than the existing development. In addition, the proposal would spread development to the east of the site leading to countryside encroachment, contrary to the purposes of including land within the Green Belt. Very Special Circumstances would therefore be required to outweigh the harm, which are considered under Section 7.12 below. However, it is first necessary to establish whether any other harm, in addition to the identified Green Belt harm exists, and sections 7.4 - 7.11 of this report consider this.

## **7.4 Impact on character of the surrounding area**

- 7.4.1 The NPPF requires development to integrate into its natural, built and historic environments and Policy DM9 (ii) of the CSDMP reiterates this requiring development to respect and enhance the environment, paying particular attention to scale, materials, massing, bulk and density. Although the existing site contains several storage buildings and hard standing areas associated with the upkeep of the golf course, with several two storey staff houses also nearby, the environmental character of the wider site and surrounding area is rural, open and verdant.
- 7.4.2 The proposed storage compound building would contain vertical timber cladding, which would reflect the wooded character of the area. However, the proposed building would



have a substantial footprint, with metal roof and large roller shutter doors and minimal other articulation along the elevations, which would lead to an overall utilitarian scale and appearance. It is therefore considered that the proposed storage compound building, in combination with the vehicular access (to also serve the adjacent proposed sand bay building to the north), car parking area and service yard, would introduce substantial built form and hard standing to a wooded and undeveloped area. This scale and appearance would lead to an increased urbanised appearance that, in addition to the Green Belt harm and by association, would fail to respect the existing rural, open and natural attributes that the area possesses, contrary to Policy DM9 (ii).

7.4.3 It is nonetheless accepted that the proposed replacement planting and removal of hardstanding areas near the public footpaths to the west would somewhat mitigate the urbanising effect of the proposed development as described above. The precise external elevation material and landscaping details could be secured by means of planning conditions, to ensure that the external materials and hard and soft landscaping specifications sufficiently respect the rural setting.

7.4.4 In summary, it is considered that the proposed new buildings and hard standing would be contrary to Policy DM9 (ii) as they would lead to an increased urbanised appearance across the site that would fail to respect the existing rural, open and verdant attributes that the area possesses.

## **7.5 Impact on access, parking and highway safety**

7.5.1 The Planning Statement advises that the number of staff associated with the proposed development is expected to rise from 26 to 28. It is anticipated that the number of deliveries will be about the same, or could even be reduced if storage space is improved to allow for larger delivery amounts. The proposed parking area provides 15 spaces, with retention of the 12 existing spaces west of the staff accommodation.

7.5.2 It is considered that the proposed parking provision would be appropriate for the small anticipated increase in staffing numbers. The existing access from Ridge Mount Road, forming the boundary with the Royal Borough of Windsor and Maidenhead (RBWM), is restricted by an electronic gate requiring a pass code. Ridge Mount Road leads to the A30 London Road, Sunningdale, further to the north. As such, vehicular access to the site directly from Surrey Heath is not possible.

7.5.3 RBWM have been formally consulted as an adjoining authority and have raised no objections in respect of impacts on highway safety, capacity and policy. Given the vehicular access from a residential area, it is still however considered appropriate and reasonable to impose planning conditions requiring the submission of a Construction Transport Management Plan, to include details of parking, hours of construction, along with measures to protect root protection areas of mature trees and the public footpaths. The Surrey County Highway Authority parking guidance (January 2018) advises that 10% of parking spaces for sport/leisure development above 500 sq m should be provided with fast vehicle charge points. It is therefore considered reasonable to impose a planning condition requiring that two of the proposed 15 additional spaces adjacent the compound building are served by such charge points.

## **7.6 Impact on trees**

7.6.1 The application site is not covered by TPO, although a significant amount of the proposed development would be within 400m of the Thames Basin Heaths Special Protection Area (SPA). An arboricultural report, implications assessment, method statement and tree protection plan has been provided. The survey has recorded 231 trees and 2 groups of trees, of which 2 are rated category 'A', 92 are rated category 'B' plus 1 category 'B' group; 130 are rated category 'C' trees plus 1 category 'C' group; and there are 2 category 'U' trees. The proposals to construct the new compound requires the wooded area to the south to be almost entirely clear felled, including the pine trees, leaving the belt of trees to the south to provide a buffer between the fairways and the compound. In addition to this, the provision of the new access road (currently an existing track) will result in the removal of oak and Scots pines trees.



- 7.6.2 The proposals also include plans for extensive replanting to take place in the area of the existing compound. Tree protection measures are proposed for all mature trees to be retained near the development as a whole and the reports outline that minor incursion into the RPA of the surrounding retained trees would occur. The Council's Arboricultural Officer has commented that in reality, the existing dominant trees have a very limited viability and their ultimate harvesting would likely be undertaken within the next 5-6 years. Such harvesting would result in the loss of the current Spartan shrub layer and natural regeneration.
- 7.6.3 The Arboricultural Officer has therefore raised no objection to the proposed works as a whole, subject to a condition requiring that the development is carried out wholly in accordance with the submitted Arboricultural Reports and that digital photos provided demonstrating all tree and ground protection measures erected in accordance with the Tree Protection Plan are provided. On this basis, it is not considered that the proposal would result in harm to surrounding mature trees.

#### **7.7 Impact on ecology and habitats, including the Thames Basin Heaths SPA**

- 7.7.1 The application site is within a Site of Nature Conservation Importance (SNCI). The wider site has numerous fragments of heathland - remnants from the original heath landscape, surviving due to continued management as roughs associated with the golf course. The heathland, wet heath and acid grassland have the highest ecological value, and the woodland, although important to certain species in its own right, is a more recent habitat and therefore less established. Additionally, part of the proposal site is within the 400m buffer of the Thames Basin Heaths Special Protection Area (SPA). The SPA features three internationally-significant species of ground nesting birds (Dartford Warbler, Nightjar and Woodlark) protected by UK and European Law.
- 7.7.2 An ecology survey, including bat roost assessment, has been provided, along with separate bat, reptile and breeding bird surveys. The applicant concludes that the proposal would have a minimal impact on ecology and that any effects can be mitigated through habitat enhancement. Surrey Wildlife Trust has raised no objection, subject to compliance with the recommendations and actions within all the abovementioned ecology surveys, and a planning condition requiring the applicant to submit for approval a Landscape and Ecological Management Plan. On this basis, it is not envisaged that the proposed development would lead to harm or loss of protected species, habitats or other features of interest for biodiversity, in compliance with Policy CP14 of the CSDMP.
- 7.7.3 Policy CP14B of the CSDMP states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths Special Protection Area (SPA). The SPA was designated in March 2005 and is protected from adverse impact under UK and European Law. All of Surrey Heath lies within 5km of the SPA. The Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2019 (TBH SPD) outlines methods to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA. Although the proposed staff building alterations would increase the residential occupancy from three to six, the ground floor access will be relocated to the northern rear elevation of the existing building, which is outside of the 400m buffer zone. Additionally, Condition 6 of 02/1155 restricts occupation of the flat to persons employed by Sunningdale Golf Club.
- 7.7.4 Natural England has raised no objection to the proposal, subject to a planning condition requiring submission of a Construction Environmental Management Plan (CEMP) document detailing both the construction and operational phases of chemical plant and fuel wash area, along with relevant controls for all other construction works, to ensure no impacts to the designated ecology sites. It is also considered necessary to re-impose Condition 6 of 02/1155 referred to above, in order to restrict the nature of occupancy in order to further mitigate impacts on the designated sites.
- 7.7.5 The Planning Statement advises that the proposed change of use of the existing ancillary office and staff facilities and residential accommodation would provide an enlarged

6-person House in Multiple Occupation fully across both floors, which will be occupied by green keeping staff only. The TBH SPD 2019 advises that for developments such as this which are not CIL liable, but nonetheless include a net increase in residential occupancy, SANG contributions must be secured through a unilateral undertaking made pursuant to Section 106 of the Town and Country Planning Act 1990. This is in order to provide contributions to the Council for the use of capacity at one of the strategic SANGs the Council allocates to, in the absence of providing a bespoke on-site SANG solution. There is currently sufficient SANG available. The Council levies a SANG contribution of £112.50 per square metre for residential floorspace that is not CIL liable. The liable amount for the proposed ground floor staff room/office/changing room to facilitate additional staff bedrooms and shared living space would therefore be £11,475.00.

- 7.7.6 Additionally, the TBH SPD 2019 states that conversions such as C3 to C4 use are also required to contribute towards SAMP avoidance measures. In this instance, a SAMP payment of £1,197.00 would be needed based on the proposed increase in occupancy. In order to comply with Policy CP14B and Policy NRM6 and the TBH SPD 2019, the SANG and SAMP payments would have to be paid by the applicant before full planning permission can be granted, if the scheme is considered acceptable regarding all other relevant planning merits. It is intended that this be secured in a Section 106 agreement between the applicant and the Council.

## **7.8 Other matters**

### Residential amenity

- 7.8.1 All the dwellings within the golf club are used as staff houses. The proposed compound building would be sited approx. 34m from the front elevation of the nearest detached dwelling 'Pinedale' to the northwest. The smaller and lower proposed sand bay building would be sited up to approx. 35m opposite the front elevation of No. 2 Kings Hill Cottages. The proposed access road junction to the compound building would be sited approx. 35m to the north of the adjoining semi-detached dwelling of No. 1 Kings Hill Cottages. All the above built form relationships are considered sufficient to avoid adverse harm in terms of loss of light, outlook, privacy or overbearing impact. Given the proposed siting towards the fairways to the south and at significant distance from the Ridge Mount Road residential dwellings to the north, it is considered that the proposed development would not give rise to material harm to the amenity of other surrounding neighbours. The proposed alterations to the existing staff building to provide additional staff residential accommodation would provide communal open-plan kitchen and living space on the ground floor, along with six ensuite double bedrooms (2 on the ground floor and 4 on the first floor). Each bedroom would be generous in size with built-in wardrobe space. It is also considered that future occupiers would be afforded with sufficient living space and outlook.

### Flood risk

- 7.8.2 The site is not within Flood Zones 2 or 3. However, there are some areas of the proposal site classified as being of low risk from surface water flooding. A Flood Risk Assessment and SuDS strategy has been provided, which concludes that the flood risk profile of the site is 'Low', and that the proposed development will not increase the flood risk, either on this site or to neighbouring properties. This proposed SuDS strategy will increase the water efficiency of the golf club and will provide additional protection against drought. The use of filter drains and permeable paving will ensure that the runoff quality is of an acceptable standard. Following the submission of additional drainage information, Surrey County Council as the Lead Local Flood Authority has raised no objection, subject to conditions, in compliance with Policy DM10 of the CSDMP.

### Public Footpaths

- 7.8.3 Public Footpath 75a and Public Bridleway 76 Chobham runs through the site, adjacent the staff building and the various storage buildings proposed for demolition. Following demolition, the areas adjacent the footpaths will be landscaped with trees and shrubs of

appropriate native species. Surrey County Council Countryside Access Group has raised no objection to the proposal, subject to safeguarding of the footpaths during and after the works, and has commented also that as the site appears to fall within Chobham Common, works should not begin until all necessary commons consents and permissions have been applied for and received. An advisory informative will be added, and the pre-commencement Construction Transport Management Plan condition also requires protection of the public footpaths.

#### Potential contaminated land

- 7.8.4 A land contamination assessment has been provided. The Council's Scientific Officer has commented that although there is potential for contamination, remediation can be achieved subject to a pre-commencement condition requiring submission of a scheme to investigate and provide mitigation for such contamination.

### **7.10 Very Special Circumstances**

- 7.10.1 Paragraph 144 of the NPPF states that:

*"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."*

- 7.10.2 Therefore, notwithstanding the Green Belt inappropriateness and significant harm to openness identified in Section 7.3 above and other harm to the character of the area identified in Section 7.4, it is still necessary to consider whether this overall harm can be outweighed by other considerations. In support of the application, the applicant has presented the following main arguments in the Planning Statement (PS), which will be expanded upon and assessed in turn below:

- i) Maintain and improve standards of world class courses;
- ii) Secure and covered space for fleet and equipment;
- iii) Adequate staff facilities;
- iv) Health and safety - Working environment for staff, and;
- v) Health and safety - Public safety

#### i) Maintain and improve standards of world class courses

- 7.10.3 The PS outlines that there is a need to maintain the golf courses to Championship standards to retain the Club's standing as amongst the best courses in the world in order to ensure the long term future of the Club. This can only be done through ensuring the highest standards of maintenance are achieved in a sensitive environment. This is done through investment in staff and equipment which both need suitable accommodation. The Club acknowledges any improvements must include measures to become more sustainable and to reduce carbon emissions. The new building will allow the transition towards an electric fleet of vehicles and equipment. This requires adequate charging points for vehicles and equipment such as mowers which are currently petrol or diesel powered.
- 7.10.4 Sunningdale Golf Club has been established for well over 100 years, now having two Championship golf courses. The club is a member of the "Platinum Clubs of the World" which is an exclusive group of around 100 high end golf clubs and rated 14th in this group. The PS also states that the club has held numerous high profile European and global golf events including the European Tour, R & A Tournament, The Walker Cup, Senior British Open and Ladies British Open. The Senior British Open is due to be held at Sunningdale in 2020. The Club is also open to the green fee playing public with a golf handicap of 18 or lower at certain times. The Club holds about 75 Members'

Competitions during the year, as well as around 10 external competitions and about 30 matches against other Clubs. It is therefore accepted that there would be economic and environmental benefits from providing more sustainable golf club facilities that would assist in continuing to attract national and international championship events. In the case officer's opinion, significant weight can be attached to this in favour of the proposal.

ii) Secure and covered space for fleet and equipment

- 7.10.5 The PS advises that the proposed workshop is smaller than ideally required but the Club recognises the need to have minimal impact on the surrounding countryside. The submitted schedule shows the extent of the current fleet of vehicles and the amount of equipment need to maintain two championship courses. The layout shows how this is accommodated in the building, including "doubling up" overnight where vehicles and equipment are stored in the internal access aisles. There is no excess space. There is a need to improve security of vehicles, equipment and facilities within a single compound away from public rights of way. The Club has experienced theft and vandalism which has been reported to the Police.
- 7.10.6 The need for the proposed compound building as an appropriate for outdoor sport/recreation has also already been assessed under Section 7.3 above. During the site visit, it was clear to see how the existing location of storage buildings/space sited adjacent public footpaths presents a security risk. It is agreed that relocation to a more secluded location away from the public footpaths could reduce this risk, although it is ultimately the club's responsibility to ensure that the overall site is as secure as possible. In the case officer's opinion, moderate weight can also be attached to this strand of argument in favour of the proposal.

iii) Adequate staff facilities

- 7.10.7 The PS states that the staff facilities are inadequate for the existing workforce. The Club will employ more staff next year and the proportion of male/female employees is expected to change as more women take up a career in green keeping. At present, there are not enough WCs, changing rooms, and showers, and none specifically for women. There are no suitable rooms big enough for training, meetings, eating or storage for clothes and equipment. There is no separate WC, shower or changing facilities for disabled staff members. The proposed building provides the accommodation necessary to provide reasonable and suitable facilities for all members of staff.
- 7.10.8 The proposed storage compound building would in its first floor provide staff offices, staff room and male and female toilet and changing facilities. The existing staff office/accommodation only provides limited office and staff room space that is clearly inadequate for training or storage. In particular, the kitchen area is clearly limited for the amount of existing staff, and a large and weathered wooden outdoor seating area was present during site visit. Even more critical is the lack of separate male and female changing facilities, which forms a clear recruitment barrier for the club to recruit more female employees. In the case officer's opinion, significant weight can therefore be attached to this strand of argument in favour of the proposal.

iv) Health and safety - Working environment for staff

- 7.10.9 The PS advises that the current buildings do not provide a safe or comfortable working environment for staff. Work on vehicles is often done outside. The current workshops and garages are too small for staff to be able to work on vehicles safely because of the cramped facilities, insufficient space and inadequate ventilation. The Club expects to invest in new equipment in the future, replacing items as new technology and improved machinery is developed. This is particularly the case with the large vehicles, which will need to be serviced and maintained on site in a suitable and safe environment. The current small store building is potentially dangerous being a timber building housing many petrol mowers and equipment.
- 7.10.10 It is also accepted that the proposed storage compound building would provide secure, safe and modern storage and facilities for everyday maintenance of the golf course. In

the case officer's opinion, significant weight can therefore be attached to this strand of argument in favour of the proposal.

v) Health and safety - Public safety

- 7.10.11 The PS contends that there is a need to reduce conflict between the public using public rights of way criss-crossing the working environment and the green keepers with vehicles and equipment as well as frequent deliveries by large vehicles.
- 7.10.12 During the site visit, it was clear that the existing location of storage buildings/space for the everyday maintenance of the golf club, sited at each side of two public footpaths, clearly leads to user conflicts, which limits both the enjoyment of the public footpaths and the manner in which the club can undertake its duties. In the case officer's opinion, this situation would clearly improve through the replacement of these buildings with landscaping adjacent the footpaths, subject to its continued safeguarding. Significant weight can therefore be attached to this strand of argument in favour of the proposal.

Conclusion of consideration of (i) – (v)

- 7.10.13 It is considered that the combined economic, social and environment benefits outlined above amount to VSC that clearly outweigh the identified harm to the Green Belt. In order that the openness of the Green Belt can continue to be safeguarded, it is considered appropriate and reasonable to re-impose the condition restricting occupation of the staff building to persons employed by Sunningdale Golf Club, along with an additional condition restricting the use of the new buildings for storage and maintenance purposes only in connection with the golf club.

## **8.0 CONCLUSION**

- 8.1 The proposed storage compound building, sand bay and associated access and parking/service area are appropriate facilities for the outdoor recreation use, but would be more harmful to the openness of the Green Belt and the purpose of including land within it than the existing development proposed for demolition. The proposal would therefore be inappropriate development in the Green Belt and cause significant harm to the openness of the Green Belt and conflict with its purposes. By association, the increase presence and spread of development would also cause harm to the existing rural, natural and undeveloped character of the area. The development would therefore conflict with policies CP1, CP2 and DM9 of the CSDMP. However, it is considered that the economic, social and environmental benefits would amount to very special circumstances to clearly outweigh the harm identified. The proposal is therefore recommended for approval.

## **9.0 WORKING IN A POSITIVE/PROACTIVE MANNER**

- 9.1 In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This included:
- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development;
  - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
  - c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## 10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to GRANT permission subject to referral to the Secretary of State and a legal agreement to secure the following the SAMM Contribution on or before Commencement of Development, and subject to the following conditions:

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

Proposed site plan (Drawing No.100); Proposed site section (Drawing No. A425); Proposed Building E floor plans and elevations (Drawing No. E200); Proposed Building G floor plans and elevations (Drawing No. B200); Proposed Building H ground floor plan (Drawing No. A200); Proposed Building H first floor plan (Drawing No. A201); Proposed Building H roof plan (Drawing No. A202); Proposed Building H elevations (Drawing No. A300); Proposed Building H sections (Drawing No. A400); Proposed landscaping plan (Drawing No. 1606-PP-300) - all received on 25 July 2019, unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

3. No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

4. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Merewood Arboricultural Consultancy Services [Simon Hawkins] and dated 04 April 2019. No development shall commence until digital photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of any facilitation tree works and the physical tree and ground protection measures having been implemented and maintained in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.



Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. All hard and soft landscaping works shall be carried out in accordance with the following approved details:

Proposed landscaping plan (Drawing No. 1606-PP-300) - all received on 25 July 2019.

All Plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. The development hereby approved shall be undertaken in accordance with all the Recommendations and Enhancements in:

Section 4.2 of the Preliminary Ecological Appraisal Report (Arbtech - dated 05 July 2019), for habitats, invertebrates, Barn Owl and 'Other terrestrial mammals', including the biodiversity enhancements detailed in the sub-section;

Section 4.2 of the Reptile Report (Arbtech - dated 21 June 2019);

Section 4.2 of the Bat Report (Arbtech - dated 01 July 2019), and;

the 'Recommendations for Mitigation' and 'Suggested Enhancements' sections of the Breeding Bird Report (Arbtech) - all received 25 July 2019.

Reason: To ensure the protection of protected species in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. The development hereby approved shall not commence until a Landscape and Ecological Management Plan (LEMP) for this site has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall demonstrate measurably, no net loss and preferably net gain in biodiversity value and should include the following:

- a) description and evaluation of features to be managed;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions, together with a plan of management



- compartments;
- f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) details of the body or organisation responsible for implementation of the plan;
- h) ongoing monitoring and remedial measures.

The LEMP shall be implemented in accordance with the approved details.

Reason: Biological communities are constantly changing and require positive management to maintain their conservation value. The implementation of a LEMP will ensure the long term management of habitats, species and other biodiversity features, in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

8. The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) document has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall detail the demolition, construction and operational phases of the chemical plant and fuel wash areas; how all construction works will implement relevant controls to ensure that there will be no impact on the adjacent SPA site from construction activities, and; include dust management and polluted runoff control. In addition, all materials, machinery and work should remain within the red line boundary of the proposed development. The CEMP shall also document how any potential pollution impacts to the SPA will be prevented during the operational lifespan of the chemical plant and fuel wash.

Reason: To ensure no impacts to the Thames Basin Heaths Special Protection Area, in accordance with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

9. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
  - a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 14.6 litres/sec;
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross-sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.);
  - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected;
  - d) Details of drainage management responsibilities and maintenance regimes for the drainage system, and;
  - e) Details of how the drainage system will be protected during construction and

how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS, and to accord with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. (i) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

(ii) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d), and;
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

(iii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details as may be agreed

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

12. No development shall commence until a Construction Transport Management Plan, to include details of:

- a) Parking for vehicles of site personnel, operatives and visitors;
- b) Loading and unloading of plant and materials;

c) Storage of plant and materials away from root protection areas of mature trees, Public Footpath 75a and Bridleway 76 Chobham;  
d) Programme of works (including methods for traffic management);  
e) Measures to prevent the deposit of materials on the highway;  
f) Measures to provide safe access to Public Footpath 75a and Bridleway 76 Chobham at all times (unless a Temporary Closure Order is applied for and issued);  
g) On-site turning for construction vehicles;  
h) Noise and dust suppression measures during construction;  
i) Hours of construction  
j) Details of a contact for the public for concerns/queries during the construction period,  
has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full during the construction of the development.

Reason: In order that the construction of the development hereby permitted does not prejudice highway safety nor cause inconvenience to other highway and Public Footpath users, and to minimise impacts on amenity, in accordance with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

13. The storage compound building hereby approved shall not be occupied unless and until two fast charge sockets have been provided within its adjacent parking area. Each fast charge socket shall be provided to the following minimum requirement: 7kw Mode 3 with Type 2 connector - 230v AC32 amp single phase dedicated supply.

Reason: In order that the construction of the development hereby permitted is in accordance with Policies DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

14. The residential accommodation hereby approved within "Building E" as shown on the approved plans shall be limited to persons employed by Sunningdale Golf Club in connection with their employment at Sunningdale Golf Club only or a dependent of such a person residing with him or her or a widow or widower of such a person.

Reason: To ensure that the residential accommodation is occupied only in compliance with the policy for the protection of the Green Belt, and to mitigate impacts on the designated ecological sites, to accord with Policies CP1, CP14, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

15. The new buildings hereby approved shall be used for maintenance and storage purposes in connection with Sunningdale Golf Club and for no other purpose (including any other purposes in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re enacting that Order).

Reason: To control the use of the buildings to remain in connection with the storage and maintenance needs of Sunningdale Golf Club, given the location in the Green Belt, the surrounding designated sites and the very special circumstances to allow this development, to accord with Policies CP1, CP14, DM1 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National

Planning Policy Framework.

Informative(s)

1. Contaminated land survey informative

For the avoidance of doubt, the following definitions apply to the above condition (No: 11) relating to contaminated land:

Desk study- This will include: -

- (i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds.
- (ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This will include: -

- (i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate.
- (ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of: -

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination

Verification of remediation report - This will include:-

- (i) a strategy for verification of remediation
- (ii) all information and data relating to contamination to evidence and substantiate the remediation action plan has been followed and completed.

2. The applicant is reminded of the following comments from Surrey County Council in respect of Public Footpath 75a and Public Bridleway 76 Chobham within the site:

- The proposed new site appears to fall within Chobham Common (Sunningdale Golf Course). All necessary commons consents and permissions should be sort prior to works on the common.

- Any disturbance to the surface of Public Footpath 75a following the demolition of the existing barn should be reinstated.

- The new automated vehicle barrier with intercom to Green Keepers Facility should open inwards and not towards the highway (Public Bridleway). From the plan it appears to be situated well back from the Bridleway but for safety it should open the other way so as not to spook horses or trap anyone.
- Safe public access must be maintained at all times. If this is not possible whilst work is in progress then an official temporary closure order will be necessary. Notice, of not less than 6 weeks, must be given and the cost is to be borne by the applicant.
- There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Rights of Way Group. Please give at least 3 weeks notice.
- Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
- There should be no encroachments by new fascias, soffits, gutters etc over the boundary of the existing property onto the public right of way.
- Access along a public right of way by contractors' vehicles, plant or deliveries can only be allowed if the applicant can prove that they have a vehicular right. Surrey County Councils' Countryside Access Group will look to the applicant to make good any damage caused to the surface of the rights of way connected with the development.
- The applicant is reminded that the granting of planning permission does not authorise the obstruction or interference with a public right of way.

**In the event that a satisfactory legal agreement has not been completed by 31 January 2020, the Executive Head of Regulatory be authorised to REFUSE for the following reason:**

1. In the absence of a completed legal agreement under section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policy CP14B (vi) (European Sites) of the Surrey Heath Core Strategy and Development Management Policies Document 2012; and, Policy NRM6 (Thames Basin Heath Special Protection Area) of the South East Plan, in relation to the provision of contributions towards Suitable Alternative Natural Green Space (SANG) and Strategic Access Management and Monitoring (SAMM) measures, in accordance with the requirements of Surrey Heath Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2019.
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**MINUTE LIST OF COMMITTEE**  
**05 December 2019**

<b>APP. NO</b>	<b>WARD</b>	<b>LOCATION &amp; PROPOSAL</b>	<b>TYPE</b>	<b>DECISION</b>
2019/0615	CHO	<b>SUNNINGDALE GOLF CLUB, RIDGE MOUNT ROAD, SUNNINGDALE, ASCOT, SL5 9RS</b>	<u>FFU</u>	AF
RC		Erection of greenkeepers storage compound building including repair workshop, staff facilities and parking, erection of sand bay building, alterations to existing staff building to provide additional staff residential accommodation, formation of new internal access road, service yard including wash/fuel area and associated landscaping works following demolition of vehicle garage, sand bay, wash and fuel bay containers, chemical and machine store and tool store.		

**ACTION**

APPROVED (AS PER RECOMMENDATION)