

Application Number	Expiry Date	Parish	Ward
200475	20 April 2020	Wokingham	Wescott

Applicant	Mr A Williams
Site Address	Wokingham Family Golf, Finchampstead Road, Wokingham RG40 3HG
Proposal (as amended)	Application to vary conditions 2, 6 and 9 and remove conditions 3 and 7 of planning consent 172979 for the full application for the proposed erection of a single storey extension to existing driving range building to provide catering/bar and toilet facilities, erection of covered bike store and alterations to existing parking layout. Condition 2 (approved details) is varied to include an enlarged southern terrace, new lighting and changes to the building, car park and cycle parking (retrospective); Condition 6 (landscaping) is varied to discharge landscaping details; Conditions 3 (drainage) and 7 (protection of trees during construction) are removed and Condition 9 (opening hours) is varied allow extended trading hours between 07:30 to 23:30 Mon to Sat and 08:00 to 22:30 Sun and Bank Holidays and until 22:00 within external terrace areas, 7 days a week between the months of April and September inclusive.
Type	Variation
Officer	Simon Taylor
Reason for determination by committee	Listed by Councillor Gee on the grounds of noise disturbance, urbanisation of the countryside, harm to wildlife from external lighting and light spill from car headlights

FOR CONSIDERATION BY	Planning Committee on Thursday 21 May 2020
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application site originally comprised an 18 hole golf course known as Woodcray Manor Golf Club. It now operates as Wokingham Family Golf, consisting of a 9 hole golf course, pitch and putt course, mini golf course, single storey driving range and adjacent club house with carpark. The current driving range building was approved in 2013 (ref: F/2013/1273).</p> <p>Planning permission 172979 then granted approval for a single storey extension to the driving range building comprising an office, toilet facilities, two separate dining and bar areas with two adjoining terraces, kitchen and back of house storage. The trading hours for the public bar areas, including the outdoor terraces, were limited to 7:30am-9pm, Monday to Friday and 8am-7pm on Saturdays, Sundays or Bank or National Holidays in Condition 9 of that permission, reflecting the approved hours of the floodlights and driving range. Works associated with 172929 are complete and the business was due to be trading were it not for the current lockdown.</p> <p>The public bar areas have since been issued with a premises licence allowing trade from 8am–11.30pm Monday to Saturday and 8am-10:30pm on Sunday, with the sale of alcohol restricted to between 11am–11pm Monday to Saturday and 11am-10.30pm on Sunday. The subject variation seeks to amend Condition 9 to reflect these later evening hours.</p>

The site is in the countryside and well removed from the settlement edge. With the exception of the three immediately adjoining properties, the nearest residential properties are 300m to the west on Finchampstead Road.

The application has been subject to two member objections and one resident objection, citing concerns of noise disturbance, urbanisation of the countryside, harm to wildlife from external lighting and light spill from car headlights. The proposal simply amends conditions on a previous consent and is acceptable on all of these aspects and there is no objection to the extended trading hours and Condition 9 is recommended to be amended accordingly. It is, however, subject to the additional restrictions relating to use of outdoor areas, external lighting and amplification and rubbish sorting and collection. These are detailed at Conditions 9, 14 and 15 respectively.

Internal and external modifications to the building and its surrounds are retrospective and sufficiently minor in nature and there is no adverse impacts associated with these changes. Condition 2 is amended to reflect these changes. Landscaping details, as originally required to be discharged prior to the commencement of works, are satisfactory but further drainage details are required. Conditions 3, 6 and 7 have been amended accordingly.

PLANNING STATUS

- Designated Countryside
- Thames Basin Heath Special Protection Area (5km and 7km)
- Access onto Nominated Green Route
- Minerals consultation zone
- Heathrow Aerodrome wind turbine safeguarding zone
- Farnborough Aerodrome consultation zone
- South East Water consultation zone
- Flood Zone 1
- Bat Roost Habitat Suitability

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions and informatives:

Conditions

The variation of Conditions 1, 2, 3, 6, 7, 9 and 10 as follows:

1. (deleted)
2. Approved details

This permission is in respect of the submitted application plans and drawings numbered PP0010, PP0011, PE0010, PE0011 and PE0012, all dated April 2020 and received by the local planning authority on 17 April 2020 and as amended by . The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Drainage details

Prior to the first use of the clubhouse, details of the sustainable drainage scheme are to be submitted to and approved in writing by the local planning authority. These details are to include an assessment of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided, including information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters and a management and maintenance plan for the lifetime of the development.

Reason: To prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 10, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6. Landscaping

All hard and soft landscape works shall be carried out in accordance with the approved details (ref: PP1013, dated April 2020) in the first planting and seeding seasons following the first use of the clubhouse. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. (deleted)

9. Opening hours

The internal public bar areas, hereby permitted, shall not operate other than between the hours of 7:30am and 11:30pm, Monday to Saturday and 8am to 10:30pm on Saturdays, Sundays or Bank or National Holidays.

The external terrace to the south of the clubhouse, and any associated external lighting, shall not be used other than between the hours of 7:30am and 10pm daily. The gravel surfaced seating area to the north of the clubhouse shall not be used other than between the hours of 7:30am and 9pm, Monday to Friday and 8am to 7pm on Saturdays, Sundays or Bank or National Holidays.

Reason: To safeguard the residential amenities of nearby residents, wildlife and the area generally from noise and light spill.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

10. Delivery times

No deliveries shall be taken in or dispatched from the site other than between the hours of 7:30am and 9pm, Monday to Friday and 8am to 7pm on Saturdays, Sundays or Bank or National Holidays.

Reason: To safeguard residential amenities.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

The retention of Conditions 4, 5, 8 and 11-13 unchanged as follows:

4. Parking and turning space

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. An additional accessible car space is to be provided immediately to the north of the proposed accessible space alongside the main entrance.

The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity.

Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

5. Cycle parking

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel.

Relevant policy: NPPF Section 4 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

8. External materials

The colour and type of the timber to be used in the construction of the external surfaces of the extension hereby permitted shall be of a similar appearance to those used in the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

11. Bin store

No building shall be occupied until the bin storage area/ facilities have been provided in full accordance with the approved details. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development.

Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

12. Bin collection area

No building shall be occupied until the collection area(s) for refuse and recyclable materials have been constructed in accordance with the approved details and plans. The collection areas/ facilities shall be permanently retained in accordance with the approved details and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety and convenience and the quality of the pedestrian environment.

Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

13. Removal of portalos

The two existing portalos shall be permanently removed from the site.

Reason: In the interests of the amenity of the countryside.

Relevant policy: Core Strategy policies CP1, CP3, CP11 and Managing Development Delivery Local Plan policies TB21.

Conditions 15-17 are added:

15. External amplification

Sound amplifying equipment associated with the operations of the clubhouse is not permitted.

Reason: To safeguard the residential amenities of nearby residents from noise.

Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP7 and Policies CC06 and TB23 of the Managing Development Delivery Local Plan policy CC06.

16. Rubbish sorting

The sorting of any glass bottles into rubbish receptacles is limited to between the hours of 8am and 8pm on any given day.

Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

17. Bike racks

The clubhouse shall not be first used until secure bicycle parking for a minimum of five cycles (eg in the form of Sheffield stands) has been provided in the gravel seating area to the northern side of the main clubhouse entrance. The cycle parking shall be permanently so-retained for the parking of bicycles for the lifetime of the development,

Reason: In order to ensure that secure customer bicycle parking facilities are provided in a convenient location so as to encourage the use of sustainable modes of travel.

Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. Changes made in this application

Condition 1 has been deleted because the development has been commenced. Conditions 3, 6 and 7 have been amended to reflect the submission of information enabling the approval of these details. Condition 9 allows for amended operating hours but imposes an additional restriction on outdoor areas. Conditions 15 and 16 have been added to safeguard residential amenity.

2. Changes to the approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. Advertising signage

This consent does not give any permission for the installation of any advertising signage.

4. Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

5. License application

The additional trading in the morning period (ie from 7:30am instead of 8am) and any changes to the licensed area of the clubhouse will be subject to a variation to the approved license. Refer to <https://publicprotectionpartnership.org.uk/licensing/alcohol-and-entertainment/premises-licence/>.

PLANNING HISTORY		
App No.	Description	Decision/Date
DN/1996/0076	Demolition of farm shop and outbuilding	Approved 13 June 1996
RM/1996/63815	18 hole golf course, clubhouse and green keeping facility	Approved 6 August 1996
A/1996/64777	Non-illuminated hoardings	Refused 27 January 1997
F/1997/64983	Engineering, landscaping and mounding	Approved 3 July 1997
F/1999/70590	New clubhouse	Approved 29 November 1999
TP/2001/3180	Temporary CoU of green keeping facility to one bedroom accommodation, pro shop and offices (retrospective)	Refused 30 May 2001
O/2003/0081	Construction of a clubhouse, pro shop, green keeping facility, driving range, football pitch and running track, tennis centre, outdoor court and car parking, three detached dwellings and 28 flats (outline)	Refused 12 November 2003
A/04/1150159	Appeal against refusal of O/2003/0081	Dismissed on 22 March 2003
F/2003/0122	Redevelopment of 9 hole golf course, CoU of clubhouse to dwelling and provision of a nursery, car park and glasshouses	Not proceeded with
F/2013/1273	Golf Driving Range with roof mounted flood lighting and security access gate	Approved on 26 September 2013
172979	Single storey extension to driving range building to provide catering/bar and alterations to existing parking layout	Approved 24 November 2017
181557	Use of existing building as a self-contained residential dwelling house (CLE)	Approved 10 September 2018
192566	Licensing application for Monday to Saturday 8am–11.30pm and Sunday 8am-10.30pm (with sale of alcohol to between 11am–11pm Monday to Saturday and 11am-10.30pm Sundays)	Issued

SUMMARY INFORMATION	
Existing floor space	Internal: 420m2 External: 120m2 (southern terrace) and 65m2 (northern terrace)
Proposed floor space	Internal: 390m2, inclusive of bin store External: 185m2 (southern terrace) and 300m2 (northern gravel seating area)
Number of jobs	Increased evening trade but no job figures provided

Existing parking spaces	55 spaces (shortfall of nine spaces)
Proposed parking spaces	83 spaces (increase of 28 spaces)

CONSULTATION RESPONSES	
WBC Environmental Health	No objection.
WBC Ecology	No objection to the proposed lighting.
WBC Drainage	The information submitted in support of the discharge of the drainage requirements is inadequate.
WBC Trees and Landscaping	No objection. The landscaping requirements are discharged and Condition 6 is amended and Condition 7 is removed.

REPRESENTATIONS	
Wokingham Town Council	No comments received.
Ward Member	<p>Comments were also received from Councillor Maria Gee (ward member), who has listed the application for the following reasons:</p> <ul style="list-style-type: none"> • Urbanisation of the countryside • Lack of consultation (all residents should be advised of the application) • Increased noise pollution • Headlight glare • Harm upon protected species and wildlife from external lighting <p><u>Officer comments:</u> The principle of the development is acceptable, and has been approved under the original consent as noted at paragraphs 8-11.</p> <p>Neighbour amenity issues (light and noise pollution) are discussed at paragraphs 23-27. It is concluded that there is no adverse harm and Condition 9 is recommended to be amended as proposed. Any alcohol related harm (in terms of public disorder) in excess of these neighbour amenity concerns is not a relevant planning consideration.</p> <p>Issues of any potential harm to wildlife are discussed at paragraph 36 where no objection is raised.</p> <p>Consultation was undertaken in excess of the requirements of the Statement of Community involvement, as detailed in the summary at the top of the report.</p> <p>Comments were received from Councillor Sarah Kerr (Evendons Ward) raising the following issues:</p> <ul style="list-style-type: none"> • Alcohol related issues • Increased noise pollution • Light spill affecting the character of the countryside

	<ul style="list-style-type: none"> • Harm upon protected species and wildlife from external lighting
Neighbours	<p>The original application was consulted to neighbours from 26 February to 18 March 2020 and the revised application was consulted from 17 April to 9 May 2020. A site notice was installed at the entrance on Finchampstead Road from 23 April to 14 May 2020.</p> <p>One submission was received from 203b Finchampstead Road, Wokingham RG40 3HS. It raised the following concerns:</p> <ul style="list-style-type: none"> • Unacceptable development of the countryside • Increased noise and light pollution, including from traffic • Harm upon protected species and wildlife from external lighting <p><u>Officer comments:</u> The clubhouse was approved in the original planning permission as it represented acceptable development in the countryside. The proposed modifications are acceptable and the principle of the development remains acceptable, including with respect to light and noise pollution on residents and wildlife. Refer to the assessment in the body of the report.</p>

APPLICANTS POINTS	
<p>The rationale for the provision of the clubhouse extension was to create enhanced facilities for their customers and to generate a secondary income which would help the business to continue to grow and, importantly, to help sustain the business during the winter months when, as one would expect, the primary recreational facilities (save for the driving range) have significantly less use and generate a correspondingly reduced income.</p> <p>The opening hours permitted by the Premises Licence would allow this secondary stream of income to develop and allow for those who use the recreational facilities – individuals, groups and families alike - to remain at the site to have a drink and a meal and, in turn, would provide a focal point for associated local groups (e.g. FootGolf teams, Golf Societies etc) to meet and socialise even when they are not using the primary facilities.</p> <p>The clubhouse extension is located a comfortable distance from the nearest residential properties (to the north-west) with significant planting along common boundaries. In these circumstances, it is not considered that the use of the clubhouse for the hours proposed would materially harm the residential amenities enjoyed by the residents of these properties who, as noted above, did not object to the Premises Licence application.</p>	

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Core Strategy 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity

	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP11	Proposals Outside Development Limits
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB21	Landscape Character
	TB23	Biodiversity and Development
Supplementary Planning Documents	BDG	Borough Design Guide

PLANNING ISSUES	
Description of Development	
1.	<p>The approved development (172979) involved a single storey extension to the western side of the existing driving range and clubhouse to enable the enlargement of the existing facilities for the golfing complex. It included an office, toilet facilities, two separate dining and bar areas with two adjoining terraces, kitchen and back of house storage as well as bin store and cycle store. The existing car parking was rearranged, with dedicated disabled parking and a delivery bay. The existing mini golf course was also relocated with associated landscaping.</p>
2.	<p>The application was subject to Condition 9 as follows:</p> <p>9. <i>Opening hours</i></p> <p><i>The public bar areas, including the outdoor terraces, hereby permitted, shall not operate other than between the hours of 7:30am and 9pm, Monday to Friday and 8am to 7pm on Saturdays, Sundays or Bank or National Holidays.</i></p> <p><i>Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.</i></p>
3.	<p>The subject variation seeks to modify Condition 9 to align with the later trading hours of the recently issued premises license, being between the hours of 8am and 11.30pm, Monday to Saturday and 8am-10:30pm on Sundays. The sale of alcohol is restricted to between 11am and 11pm on Monday to Saturday and 11am to 10.30pm on Sunday. In addition, the external terrace is sought to remain open until 22:00, 7 days a week between the months of April and September inclusive.</p>
4.	<p>The proposal also seeks retrospective approval for several design changes to the approved layout of the clubhouse and the car park, including:</p> <ul style="list-style-type: none"> • Internal reconfiguration of the entrance foyer and toilets • Changes to fenestration and some external materials

- Enlargement of the southern terrace with the provision of an artificial grass area
- Deletion of the northern terrace area and its replacement with an enlarged gravel seating area with planter beds
- Separation of the bin store to the west of the clubhouse building
- Reconfiguration of the car park layout and its enlargement to the south with a net increase in parking spaces
- Installation of external wall lighting

5. The planning permission was also subject to Condition 3 (drainage details), Condition 6 (landscaping details) and Condition 7 (tree protection details), all of which were required prior to the commencement of the development works. These details were not submitted prior to the commencement of works but have been submitted as part of this application. The proposal therefore seeks to retrospectively discharge these requirements, with the conditions amended or deleted to suit.

Description of Site

6. The site comprises the Wokingham Family Golf complex, consisting of a 9 hole golf course, pitch and putt course, mini golf course, single storey driving range and adjacent club house with an expansive carpark immediately to the east. The club extension to its south, which forms the scope of the approved development, is nearing completion. The site is accessed via a driveway from Finchampstead Road that is shared with two other residential properties adjoining to the east. The site is within the countryside with the settlement edge 270m to the west.

Principle of Development

7. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 of the MDD Local Plan states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

8. The principle of the existing development in the countryside was first established as acceptable in F/2013/1273 in its conversion to include a golf driving range because it was converted into a more family friendly and diverse recreational facility and satisfied Policy CP11, which allows development that '*...contributes and/or promotes recreation in, and enjoyment of, the countryside*'. This conclusion was accepted in the original planning permission for the clubhouse extension because the additional floor area supported the continued viable operation of the golfing business, it was achieved without adverse encroachment of development and it also allowed for environmental improvement (improved landscaping and removal of cluttered paraphernalia).

9. The variation to the trading hours in Condition 9 does not alter the conclusion that the development is acceptable in terms of Policy CP11. Whilst there are extended trading hours into the evening period, the clubhouse would remain as an ancillary part to the main golf club operations, which includes the golf course, pitch and putt, driving range and mini golf course.

10. As part of the application, the trading hours of the clubhouse would extend beyond those of the driving range so it is anticipated that the clubhouse would be open to the general public not using the golf facilities or for private hire. However, by doing so, it is still secondary to the primary daytime use and operations of the clubhouse as part of the gold driving range.
11. The extent of the physical changes to the building and those being discharged are also appropriate within the scope of a Section 73 application.

Character of the Area

12. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design.
13. As part of the proposed reconfiguration of the building, there is a net reduction in footprint of 30m² as well as various changes to fenestration and external surfaces and the reconfiguration of the bin and cycle stores. There is no significant departure from the scale and form of the built envelope of the approved buildings and the proposal retains a satisfactory relationship with the existing golf driving range and pro shop and its setting in the countryside.
14. There is a 28 space increase in the area of the car park, mostly to its southern end alongside the clubhouse. It is complemented by additional landscaping through the centre of the car park, which offsets the minimal additional harm posed upon the countryside. The landscaping scheme proposed as part of the discharge of Condition 6 is also acceptable, with a net increase of 13 trees across the site. External lighting is limited to wall lighting, which is sympathetic to the character of the building and appropriate within the countryside, including its night time appearance. The application does not seek to alter any aspects of the lighting within the driving range.
15. Whilst there would be additional vehicle and customer movements associated with the later trading hours of the clubhouse, it is not to the detriment of the character of the countryside setting and on this basis, no objection is raised.
16. On the basis of the above, the proposal maintains an acceptable impression within the countryside and no objection is raised.

Neighbour Amenities

17. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.
18. The opening hours for the public bar areas, including the outdoor terraces, were approved as 7:30am-9pm Monday to Friday and 8am-7pm on Saturdays, Sundays or Bank or National Holidays. These were duplicated from the approved hours of the golf driving range to ensure consistency across the complex.
19. The variation seeks to extend the hours of the clubhouse only to 11:30pm on Monday to Saturday and 10:30pm on Sundays, representing an additional 2.5

hours on weekdays, 4.5 hours on Saturday and 3.5 hours on Sunday. These hours are intended to reflect those approved on the recently approved license and would allow for the business to operate more generally in a licensed club capacity. Additional clarity is also provided for the external terrace to the southern side of the clubhouse, being open during the summer until 10pm.

20. There are three residential properties in the immediate vicinity of the golf club – The Fairways to the immediate west of the clubhouse and Woodcray Manor and Woodcray House, some 75m to the west. The Fairways is the original golf course club house and is currently lawfully occupied by the applicant as a residential dwelling. Woodcray Manor and Woodcray House are screened by a row of trees and formed part of the original farm buildings of Woodcray Manor Farm before its conversion into a golf course in the 1990s.
21. It is then 300m from the established settlement edge on the eastern side of Finchampstead Road and 350m on the western side of Finchampstead Road where major (residential) development is located. This is illustrated below.



22. The assessment of the original application offered the following assessment:

The extension is designed to be inwardly facing, which would direct any noise away from the settlement boundary. Regardless, the existing business operates in a low intensity and satisfactory manner and it is sufficiently removed from residential properties to the east not to warrant concern.

23. The variation represents an intensification of the existing operations of the clubhouse in the more sensitive evening period when background noise levels are traditionally lower. The enlarged southern terrace would also allow for increased external capacity throughout the day and up to 10pm at night.
24. The Council's Environmental Health Officer has reviewed the proposal and raises no objection to the application on these grounds, Because of its countryside

location and separation distances to the residential receptors, there is no justification to oppose the changes to the opening hours. Noise will be mostly contained within the building, which is a new construction required to meet the appropriate insulation regulations.

25. The variation sought to use the southern terrace until 10pm during the summer months of the year only. This is reasonable. But given the lesser likelihood of customers being outside during the winter months and to allow compliance with smoking legislation, the additional restriction was considered unnecessary. The gravel seating area to the north of the clubhouse is larger in size and open such that there is a possibility of increased noise during the evening, For this reason, Condition 9 maintains the approved opening hours to this area.
26. Notwithstanding the above conclusions, it remains prudent to condition other external noise sources, including from amplification or public address systems and the sorting of glass and similar in rubbish receptacles in order to protect any long distance noise transmission in the evening or early morning period. These are conditioned at Conditions 14 and 15,
27. The Council's Environmental Licensing Officer has noted that the additional trading in the morning period (ie from 7:30am instead of 8am) and any additional licensed area would require a variation of the approved license. This is noted in Informative 5.

Light Spill

28. The existing driving range (ref: F/2013/1273) comprises floodlights directed onto the eastern facing fairway. Subject to conditions relating to angle of orientation, degree of illumination and hours of use, no objection was raised at the time. The variation to the trading hours of the licensed area does not involve any change to the range operation and the proposed external lighting within the clubhouse is modestly designed and minimal relative to the floodlight of the driving range.
29. There will be additional evening traffic movements and external lighting as a result of night time trading but given the aforementioned separation distances and against the backdrop of the golf range floodlighting, no objection is raised. Any perceived headlight glare from traffic at the intersection with Finchampstead Road is not unreasonable in the context of what would ordinarily be experienced on surrounding roads and at intersections and because of existing hedgerow to property boundaries, which provides adequate screening.

Access and Movement

30. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. The original planning permission accepted that a car park of 55 spaces (with a deficiency of nine spaces) was acceptable. The reconfiguration of the car park and its enlargement at the southern edge has resulted in a net increase of 28 car spaces (inclusive of an additional disabled car space). This results in a minor over provision with the parking standards.
31. The enclosed cycle storage has been relocated from the northern side of the clubhouse to the western rear corner and enlarged by 12m². Whilst the capacity is

supported, its location is well removed from the main entrance to the clubhouse and is sited amongst the delivery bay and waste storage. It is likely to be underutilised because of its concealed location. To alleviate these concerns and recognising the edge of town location that is supportive of bike usage, Condition 17 requires the addition of a bike rack for use by customers within the gravel seating area at the northern side of the clubhouse.

32. The additional trading hours of the licensed area would allow for trading over an extended period which would, in theory, spread any parking demand across the entire day. Any additional traffic from functions and the like would also be reasonable as the later trading hours are outside of the normal peak traffic periods on Finchampstead Road.
33. On this basis, the car park is considered to be suitable for accommodating the likely patronage and no objection is raised.

Trees and Landscaping

34. Conditions 6 and 7 of the original permission required the submission of landscaping and tree protection details. Both were required prior to the commencement of works but were never submitted. They were intended to ensure that there was a satisfactory landscape character for the countryside, through replacement planting and protection of existing features.
35. This application seeks retrospective approval by submitting the relevant details and amending the conditions. The tree protection details are now irrelevant given the works have now been completed but there was no damage to or removal of important trees during the construction phase. The submitted landscaping details are to the satisfaction of the Council's Trees Officer, with net increase of 13 trees across the complex compared to the previously approved scheme. Condition 6 is amended/discharged accordingly and Condition 7 is removed.

Ecology

36. There were no ecology related issues raised with the original planning application, partly because of the openness of the fairways of the golf club. Whilst the licensed area will trade later in the evening and some external wall lighting is included, the changes are not sufficient to warrant concern by the Council's Ecology Officer, particularly as there is already approval for night time use of the driving range. The outdoor areas close earlier in the evening and are not intended to be used in winter months and the lighting is sympathetically designed and located not to project away from the building or impose any undue levels of spillage.

Flooding and Drainage

37. Condition 3 of the original permission required the submission of drainage details prior to the commencement of works but the drainage works were completed without formal approval. They were intended to ensure that there was a satisfactory drainage arrangement for the additional footprint of the building.
38. This application seeks retrospective approval by amending the condition because the drainage has already been installed. The drainage works as submitted in this

application are not to the satisfaction of the Council's Drainage Officer because it does not address the specific details of Condition 3. However, a further review of the specific details are such that the extent of information is either unnecessary or unreasonable given that the works have already been completed and because of the limited nature of the footprint, the provision of permeable materials and the countryside location. This information will need to form part of a future discharge of details application.

Thames Basin Heaths Special Protection Area

39. The subject property is located within 5km of the TBH SPA but the scope of the works are minor whereby there will be no foreseeable impact upon the SPA. The proposal therefore remains acceptable in terms of Policy CP8.

Waste Storage

40. A bin store was approved to the rear of the kitchen, with approximate dimensions of 3.8m x 3.8m, which were sufficient for the likely waste and recycling generation from the bar area. The additional evening trading hours would include functions and similar events, which would bring about a likely increase in waste and recycling materials. However, the subject variation proposes a relocated bin store external to the building, which measures 4.1m x 5.8m. The increased capacity is acceptable with respect to Policy CC04.

The Public Sector Equality Duty (Equality Act 2010)

41. In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Level access is maintained through the clubhouse and there is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy

42. The application is not liable for CIL payments because it is non-retail floorspace.

CONCLUSION

43. The site benefits from a relatively isolated location in the countryside and the proposed amended operating hours, as proposed, and with further restrictions in Conditions 9, 10, 15 and 16, represent a satisfactory outcome in terms of neighbour amenity, protection of wildlife and impression upon the character of the area (including its night time appearance).
44. The remaining changes, being an increase in the area of the southern terrace and other internal and external changes as well as changes to discharge conditions, are also appropriate.