

Application Details	
Application reference numbers	2024/0750/FUL
Application type	Full
Extension of time	Yes
Description	Expansion of the existing sports facilities, including construction of a family putting course; an outdoor gym; 3 outdoor pickleball courts, including a children's play park & a cabana; conversion of a greenkeeper's building to indoor pickleball courts. Construction of overnight accommodation in the form of 48 eco cabins (12 buildings) and 9 lodges, partially in replacement of permitted caravan pitches. Erection of a maintenance hub & Greenkeepers Unit. Various alterations to the clubhouse, other buildings & the golf driving range. Necessary demolition & engineering works, & installation of associated infrastructure and landscaping. (Amended info. rec'd 18.11.2024 and add. info rec'd 09.12.2024).
Site address	Farrington Golf Club Marsh Lane Ston Easton Wells Somerset BS39 6TS
Parish	Ston Easton
Conservation area	No
Somerset Levels & Moors Ramsar site catchment area	No
National landscape	No
Case officer	Ed Winter
Agent	J Broadway
Applicant	R Clive
Reason for reporting to East committee	Major development with officer recommendation contrary to that of Ston Easton Parish Council.

1. Recommendation

- 1.1 That, subject to the recommended conditions and the prior completion of a S106 legal agreement to secure a Landscape and Ecological Management Plan and a Travel Plan, planning permission be GRANTED for the reasons set out in the Officer Report.

2. Executive summary and key reasons for recommendation

- 2.1 The application proposes the expansion and diversification of the existing golf course, to introduce holiday accommodation, new sports courts and a new maintenance facility. The proposal aligns with the relevant local plan policies and national planning policies. It would bring economic and sporting/recreational benefits and adverse impacts are considered limited and could be mitigated.

3. Planning obligations, conditions and informative notes

- 3.1 Planning obligations, often referred to as Section 106 agreements, are legal agreements between developers/landowners and local planning authorities. They are used to mitigate the impacts of new developments. For a planning obligation to be valid, it must meet three key tests:

Necessary to make the development acceptable in planning terms

The obligation should address a specific issue that would otherwise make the development unacceptable.

Directly related to the development

There must be a clear connection between the development and the obligation.

Fairly and reasonably related in scale and kind to the development

The obligation should be proportionate to the impact of the development. These tests are set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and are also reflected in the National Planning Policy Framework. Where an impact could be mitigated by condition instead of a planning obligation, conditions should be used instead. The following are considered to meet the above criteria.

3.2 Planning obligations

- Landscape and ecological management plan
- Travel plan

3.3 Conditions

- Timescale for the commencement of the development
- Plans
- Sustainability strategy statement
- Surface water drainage system
- Lighting plan
- Construction and servicing management plan
- Bicycle storage and electric bicycle loan/hire scheme
- Security measures
- Wayfinding scheme

- Construction environmental management plan (ecology)
- Holiday accommodation occupancy
- Soft landscaping
- Materials
- Reporting – ecological clerk of works
- Arboricultural method statement
- Badger survey
- EV charging
- Reptile mitigation

3.4 Scheme of delegation

The application proposes major development. The officer recommendation is for approval, whereas Ston Easton Parish Council objects to the application. Therefore, the application is to be determined by Planning Committee East.

4. Proposed development

4.1 The application proposes the expansion and diversification of the existing golf course, as set out below.

- Expansion of existing sports facilities (*located SW of existing clubhouse*):
 - Construction of a family putting course
 - Outdoor gym
 - 3 outdoor and 3 indoor pickleball courts (*existing greenkeeper's building to south of clubhouse converted to accommodate the 3 indoor courts*)
 - 6 padel tennis courts (outdoor)
 - Children's play park and cabana
- Construction of overnight accommodation:
 - 48 eco cabins (*12 buildings, located SW of proposed padel tennis*)
 - 9 lodges (*in same location as previously permitted caravan pitches, to east of existing driving range on an existing maintenance yard*)
- Erection of a maintenance hub and greenkeepers building (*NE of access road*).
- Various alterations to:
 - Clubhouse and other buildings around the clubhouse complex
 - Some fenestration changes to clubhouse, but changes are mainly internal – upgraded dining, lounges and guest areas
 - Golf driving range
- Necessary demolition and engineering works
- Installation of associated infrastructure and landscaping

5. The site

5.1 The application site (red line) does not include the whole of Farrington Park. It includes the existing access drive and the area where the maintenance hub is proposed, the existing clubhouse, gym and various ancillary buildings, the car park, a yard area where the 9 lodges are proposed, the driving range and some other incidental land around the clubhouse. It also includes a practice area of the existing golf course, where the 48 cabins would be located).

- 5.2 Furthermore, one hole of the existing nine-hole course and part of another hole on the same nine-hole course is included in the application site and would be developed as part of the cabin area.
- 5.3 Outside the application site (red line), but within the rest of Farrington Park, is the remainder of the existing nine-hole and the main 18-hole course.

6. Overlapping permissions

- 6.1 As set out in the planning history section below, consent was granted in 2019 under reference 2018/0577/FUL for a new academy course and driving range, as well as two new golf holes, conversion of the front five holes into a nine-hole course, a new spa and accommodation facilities, a touring caravan park with amenities, the conversion of the existing driving range into accommodation and extension to the car park.
- 6.2 The development under the 2019 consent has been started, but not completed. The current application site (red line) overlaps with parts of the development in the 2019 consent. Both consents cannot be physically implemented, as the site areas overlap and differ from each other.
- 6.3 According to caselaw (*Hillside Parks Ltd (Appellant) v Snowdonia National Park Authority (Respondent)* [2022] UKSC 30; *Pilkington v Secretary of State for the Environment* [1973] 1 WLR 1527), the following principles apply.
- Failure or inability to complete a project for which planning permission has been granted does not make development carried out pursuant to the permission unlawful.
 - But (in the absence of clear express provision making it severable) a planning permission is not to be construed as authorising further development if at any stage compliance with the permission becomes physically impossible.
- 6.4 Therefore, if the current application were granted, the applicant would be entitled to continue implementing the 2019 permission, but only until they implement any part of the current application that would make compliance with the 2019 permission physically impossible. At that point, the 2019 would be lawful as implemented up to that point, but any further implementation of the 2019 consent would not be lawful. Therefore, in order to implement both the 2019 consent and the current application scheme, the 2019 consent would need to be completed before commencement of the current consent (insofar as they overlap).

Implementation of 2019 permission

- 6.5 Concerns have been expressed by a member of the public as to whether the 2019 permission referred to above has been lawfully implemented. Specifically, it is claimed that Condition 7, relating to traffic management, which was a pre-commencement condition, was never discharged and therefore the permission is no longer valid. However, details were submitted and approved pursuant to Condition 9 (construction and environmental management plan), which included details of traffic management. The Council has also confirmed in writing the applicant that the development had been lawfully started. Furthermore, the non-implementation of Condition 7 is not considered to go to the heart of the consent and therefore, following caselaw, this would not invalidate the permission (*Whitley & Sons v*

Secretary of State for Wales (1992) 64 P&CR 296; R (Hart Aggregates Ltd) v Hartlepool Borough Council [2005] EWHC 840 (Admin) Bedford Borough Council v The Secretary of State for Communities and Local Government and Aleksander Stanislaw Murzyn [2008] EWHC 2304 (Admin)) R (Howell) v Waveney District Council [2018] EWHC 3388).

7. Constraints

The following constraints relate to the application site.

- Agricultural land classification: 3a, 3b, other.
- Coal development risk – low risk area.
- Contaminated land – waste disposal site.
- Registered park & gardens (grade II).
- Local wildlife site: Rush Hill Woods (outside red line).
- Priority habitats: (within Rush Hill Woods).
- Public rights of way: CL19/3, CL19/4.
- Spaces and open areas.
- SSSI impact risk zones.
- Tree preservation order: M1175 (Rush Hill Woods).

8. Relevant history

- **2021/0624/APP:** Application for approval of details reserved by conditions 5 (Drainage) & 6 (Surface Water Drainage System) on planning consent 2018/0577/FUL. Approved 26.08.2021.
- **2020/1152/APP:** Application for approval of details reserved by conditions 4 (Hard and Soft Landscaping), 5 (Drainage - Foul), 6 (Surface Water Drainage System), 9 (Construction Environmental Management Plan), and 12 (Arboricultural Method Statement and Tree Protection Plan) on planning consent 2018/0577/FUL. Split decision issued 05.11.2020.
- **2019/1462/APP:** Application for approval of details reserved by conditions 10 (Landscape and Ecological Management Plan), on planning consent 2018/0577/FUL. Approved 31.07.2019.
- **2018/0577/FUL:** Proposed works to a golf club including new academy course, new driving range, two new golf holes to North-West, Front 5 holes converted to 9 hole course, new Spa and Accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Amended Plans and Description). Granted 26.03.2019.
- **2017/2765/FUL** - Proposed works to a golf club including new academy course, new driving range, two new golf holes to North-West, three new golf holes to South, front 5 holes converted to 9 hole course, new spa and accommodation, new touring caravan park and amenities, conversion of existing driving range to accommodation and proposed car park extension. (Withdrawn: 30.01.2018)
- **2010/2068** - Alterations & extensions to provide improvements to restaurant, storage, circulation areas & toilets. (Approved: 12.11.2010)
- **102666/015** - Single storey extensions to form new pitched roof health suite and flat roof fitness studio as amplified by additional plans received 14/9/01 and letter dated 27th September, 2001 (CAT A) (Approved: 01.10.2001)

- **102666/011** - Outline application for golfing holiday village & associated facilities (Refused: 22.05.1998)
- **102666/008** - Ten narrow beam floodlights on roof of golf driving range building (Approved: 09.09.1993)
- **102666/007** - Proposed flood lighting to golf driving range (Approved: 16.07.1991)
- **102666/006** - Conversion of farm to golf course. Reserved matters of design and external appearance, as amended by letter and drawings 8988. A1-2 and L1.1-2 received 12.11.90 (Approved: 13.11.1990)
- **102666/005** - Landscaping details for conversion of farm to golf course, as amended by drawings received 8.11.90. (Approval: 23.01.1991)
- **102666/003** - Conversion of outbuildings and barns to golf clubhouse and associated facilities; construction of golf course on surrounding land as amended by drawing 899 8/01a and 8998/03 received 24.1.90; letter and drawing No.8998/07a received 23.3.90; letter and drawing No.8998/14a received 31.7.90. (Approved: 27.02.1990)

9. Environmental Impact Assessment

9.1 This development is not considered, at this time, to require an Environmental Assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

10. Habitats Regulations Assessment

10.1 A stage 1/screening HRA was carried out because two European protected sites were identified within 10km of the proposed works. These are the North Somerset and Mendip Bats Special Area of Conservation (SAC) and the Mells Valley SAC, which are designated for their significant populations of greater and lesser horseshoe bats.

10.2 However, the screening concluded that no habitat qualifying features for the two SAC will be affected by the proposed development due to the distance from Mells Valley SAC at 6.5km and North Somerset and Mendip Bats SAC at 8.5km therefore no significant effects are likely to occur to either SAC or its features of interest.

11. Consultations

Statutory Consultee	Comments
Ston Easton Parish Council	<ul style="list-style-type: none"> • Lack of consultation with nearby homeowners was noted. • Concerns about noise from events and maintenance activities. • Increased lighting levels impacting wildlife and night skies. • Significant traffic increase due to the site's transformation into a holiday park. • Concerns about surface water runoff and drainage adequacy. • Public Rights of Way through the site need proper signage and maintenance.

Statutory Consultee	Comments
Bath & North East Somerset Council	No objection subject to conditions to control construction management, vehicle deliveries and Travel Plan.
Highway Authority	No objection.
Lead Local Flood Authority	No objection subject to conditions on sustainable surface water drainage scheme, including measures to control and attenuate surface water.
Natural England	No comments received.
Sport England	No objection.
Utilities Providers	Wessex Water: no comments received.
Officer comments on the above:	
<ul style="list-style-type: none"> • Consultation was carried out in the standard fashion, in accordance with the Council's Statement of Community Involvement. • Concern regarding noise from events and maintenance is noted. However no objection has been raised from Environmental Protection and it is not considered necessary to seek noise mitigation measures through condition. It should also be noted that this does not preclude the Council from taking action under legislation intended to protect quality of life including inter-alia; the Statutory Nuisance provisions of Part III of The Environmental Protection Act 1990, the Licensing Act 2003 and the provisions of the Anti-social Behaviour, Crime and Policing Act 2014. • Lighting comments noted and conditions will control lighting. • Highways Authority does not support the assertion regards traffic generation. • Drainage is considered to have been addressed as per LLFA position. • Conditions are proposed to secure PROW wayfinding throughout site. • Construction management and vehicle service condition proposed. Travel plan to be secured through s106 Agreement. • SUDS & drainage conditions are proposed. 	

Internal non-statutory consultee	Comments
Conservation	No objection subject to conditions on materials.
Ecology	No objection subject to conditions regarding verification of construction ecological management plan, external lighting, tree protection, badger survey, vegetation removal, dormice habitat removal, great crested newt licencing, landscape and ecology management plan.
Environmental Protection	No objection.

Internal non-statutory consultee	Comments
Landscape	No objection (some recommendations made which have been addressed)
Public Rights of Way	No objection, however, diversion required. Suggest Grampian condition. Potential improvement for bridleway.
Trees & Woodlands	No objection subject to condition for arb method statement and tree protection plan as set out in submitted tree report.
<p>Officer comments on above:</p> <ul style="list-style-type: none"> • Materials conditions proposed. • Ecology conditions proposed. • Landscape comments already addressed through amendments. • Grampian condition proposed for PROW. • Arboricultural method statement and tree protection plan condition proposed. 	

External non-statutory consultee	Comments
Designing Out Crime	<p>No objection. Comments given.</p> <p>Implement a vehicle access control system at the main entrance.</p> <p>Prevent easy vehicle access to Green Keepers Buildings, secure doors and windows, install a 2m high security fence, and use alarms and CCTV.</p> <p>Cover car parks with CCTV and suitable lighting.</p> <p>Ensure doors and windows in main buildings meet security standards, secure bar areas, install CCTV and alarms, and provide external illumination.</p> <p>Illuminate pedestrian routes during darkness and design landscaping to maximise sight lines.</p> <p>Ensure doors and windows in lodges and eco cabins meet security standards and provide entrance lighting.</p> <p>Install a comprehensive CCTV system.</p> <p>Provide dedicated cycle storage with robust, lockable buildings and stands.</p>
South West Heritage Trust	No objection.

External non-statutory consultee	Comments
Officer comments on above: <ul style="list-style-type: none"> • Security, cycle storage and lighting conditions proposed. 	

12. Local Consultation and Representation

12.1 In accordance with the Council's Adopted Statement of Community Involvement this application was publicised by letters of notification to neighbouring properties. A site notice was displayed and a press advert placed as part of the initial consultation. Issues raised by members of the public are summarised below.

Supportive Comments:

- **Economic and Employment Benefits:**
 - Many comments highlight the creation of jobs and the boost to the local economy.
 - The introduction of new facilities like padel tennis, pickleball, and eco cabins is seen as beneficial for attracting visitors and supporting local businesses.
- **Community and Recreational Improvements:**
 - The expansion of sporting and leisure activities is welcomed for providing more options for local people.
 - The development is expected to improve health and fitness opportunities with facilities like an outdoor gym and family-oriented activities.
- **Environmental and Ecological Considerations:**
 - Some comments appreciate the sensitive landscaping, including additional tree planting.
 - The project is seen as incorporating attention to environmental sustainability.

Concerns and Issues:

- **Impact on Local Residents:**
 - Noise and disruption from construction and maintenance activities are key concerns, particularly for residents living close to the proposed development.
 - Privacy issues due to the location of maintenance facilities and increased traffic on narrow local roads are highlighted.
 - Specific properties highlighted include Country Ways (a residential property), North Lawn (a residential property) and Rush Hill Woods (a managed woodland).
 - Country Ways
- First comment: Concerns regarding noise (construction and operational), privacy blot on landscape (maintenance building), impact on wildlife, increase in traffic, flooding
- Second comment: flooding worsened
 - North Lawn

- Not clear if permission 2018/0577/FUL was materially commenced as condition 7 is a pre-commencement condition relating to construction traffic management, and no application has been made to approve details pursuant to this condition.
- Ecology & landscape impacts (these are addressed in the relevant sections.
- Residential amenity in relation to North Lawn
 - Current disturbances from the golf course include noise from people and golf balls landing in the garden. Golf balls frequently landing in the garden impact the enjoyment of outdoor space.
 - The golf course is quiet and dark during late evenings, overnight, and early mornings.
 - Introduction of 48 cabins (96 people) will increase noise levels near North Lawn.
 - Additional noise will be experienced from early morning until late evening.
 - General increase in site usage will generate higher noise and disturbance levels.
 - Parking for eco cabins is at the clubhouse, but cars will access cabins at arrival/exit times.
 - Up to 96 cars (48 arriving, 48 leaving) will cause noise from vehicles and door slamming.
 - Area around eco cabins will be lit, causing light spill from cabins, buildings, paths, and roads.
 - Light spill from pickleball and padel tennis courts will also contribute.
 - Current area is very dark with no lighting, and new lighting will harm the "dark sky" and residential amenity due to light spill and glare.
 - Rush Hill Woods
 - Concerns over lighting affecting bats
 - Concerns over golfer and other visitors entering the woodland without authorisation.
 - **Environmental Impact:**
 - Concerns about light pollution affecting local wildlife, especially bats in adjacent woodlands.
 - Potential negative effects on drainage and surface water runoff, leading to flooding issues.
 - **Loss of Facilities and Natural Habitat:**
 - Objections to the reduction of golf course holes and the loss of wildlife habitats, including ponds and wildflower meadows.
 - The impact on local biodiversity, with specific mentions of various species that could be affected.
 - **Traffic and Highway Safety:**
 - Increased traffic on narrow country lanes is a significant concern, with potential safety risks for pedestrians and local residents.
 - **Scepticism Towards Developers:**
 - Some comments express distrust towards the developers, questioning their transparency and intentions, particularly regarding the transformation of the golf club into a 'resort hotel'.

Mixed Views:

- While some support the overall development, they also raise specific concerns that need addressing, such as ensuring minimal light pollution and protecting private woodlands from public intrusion.

The Officer responses to public comments are considered within each section below as relevant.

13. Planning policies, guidance and legislation

- 13.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires that in dealing with an application for planning permission the authority shall have regard, so far as is material to the application, to the provisions of the development plan and any local finance considerations, and to any other material considerations.
- 13.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 13.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 13.4 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of the planning acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 13.5 The Development Plan for the application site comprises the Mendip District Local Plan Part I: Strategy and Policies (December 2014) "LP1", Mendip District Local Plan Part II: Sites & Policies (2021) (post JR version) "LP2", the Somerset Minerals Plan 2030 and the Somerset Waste Core Strategy 2028.
- 13.6 Following the adoption of LPP2 in December 2021 the Plan was the subject of a successful legal challenge in respect of the allocation of certain sites. The remainder of LPP2 is not affected. The High Court ordered the deletion of five site allocations and required that the Council review and reconsider allocations to meet the district wide requirement for 505 dwellings in accordance with Core Policies 1 and 2 of LPP1 and in light of the review to prepare and publish modifications to LPP2 which allocate sites and submit these for examination. The Mendip Local Plan Part II Limited Update was submitted to the Secretary of State on 30th September 2024. Examination is anticipated in the first half of 2025. The remainder of LPP2 continues to have effect.

13.7 Somerset's Local Development Scheme (October 2023) sets out a programme for the new Local Plan with the draft document to be submitted for Examination in March 2027 and adoption in March 2028 i.e. beyond the timeframes set out in Policy LP1.

14. Local Plan policies relevant to the determination of this application.

The development plan

- Mendip District Local Plan Part I: Strategy and Policies (December 2014) "LP1"
- Mendip District Local Plan Part II: Sites & Policies (2021) (post JR version) "LP2"
- Somerset Minerals Plan 2030
- Somerset Waste Core Strategy 2028

Relevant policies

LP1: Core policies

- CP1: Mendip Spatial Strategy
- CP3: Supporting Business Development and Growth
- CP4: Sustaining Rural Communities

LP1: Development policies

- DP1: Local Identity and Distinctiveness
- DP3: Heritage Conservation
- DP4: Mendip's Landscapes
- DP5: Biodiversity and Ecological Networks
- DP6: Bat Protection
- DP7: Design and Amenity of New Development
- DP8: Environmental Protection
- DP9: Highways Impact of New Development
- DP10: Parking Standards
- DP16: Open Space and Green Infrastructure
- DP17: Safeguarding Community Facilities
- DP19: Development Contributions
- DP23: Managing Flood Risk

Other material considerations (without limitation)

Supplementary Planning Documents

- Mendip Design and Amenity of New Development SPD

Other relevant local documents

- Mendip District Council Assessment of Special Landscape Features November 2012
- Net Zero Carbon Toolkit July 2021
- Landscape Character Assessment 2020
- Somerset Placemaking Principles 2024

National policy and guidance

- National Planning Policy Framework (NPPF – December 2024)
- National Planning Practice Guidance (NPPG)
- National Design Guide
- National Policy Statements
- Written Ministerial Statements

15. Assessment of the application against the Development Plan

- 15.1 To properly perform the S38(6) duty the LPA has to establish whether or not the proposed development accords with the development plan as a whole. This needs to be done even if development plan policies "pull in different directions", i.e. some may support a proposal, others may not. The LPA is required to assess the proposal against the potentially competing policies and then decide whether the proposal accords with the plan. In these circumstances, the Officer Report should determine the relative importance of each relevant policy, and the extent to which the application complies with the relevant policies.
- 15.2 Furthermore, the relevance of and weight given to material considerations is vitally important in assessing the 'planning balance'.
- 15.3 The general requirement of Paragraph 11 of the NPPF is that all planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan, unless material considerations indicate otherwise. In this instance, the proposal is considered to comply with the requirements of the development plan.
- 15.4 This report assesses policy compliance, reasons for non-accordance, the material planning considerations and the representations before reaching a conclusion.

16. Community Infrastructure Levy

No CIL charging regime has been adopted in the East area of Somerset.

17. Assessment of relevant issues

- 17.1 The key planning considerations relevant to this proposal are considered to be as follows:
- The development site is an established golf course currently open as a business and includes a clubhouse and various ancillary buildings.
 - The proposals seek to retain the golf course and to introduce further sports facilities, holiday accommodation and new maintenance facility.
 - The site is located outside local plan settlement limits.
 - The local plan (Policy CP3) may allow for economic development outside of settlement limits where it accords with the principles set out in Core Policy 4.
 - Local plan Policy CP3 also provides general support for proposals which extend the attraction of the area to visitors.
 - Local plan Policy CP4 also offers support for viable schemes which extend the range of community infrastructure allowing local people to secure more of their everyday needs locally.

- Existing community facilities and commercial premises, are to be protected in line with local plan policies DP17 and in rural areas, CP4.

18. Principle of the use: Core policies

- 18.1 The development site is an operational golf course with a clubhouse and ancillary buildings. The proposal includes new sports facilities (mini golf, children's play park, outdoor gym, padel tennis, and pickleball courts), holiday accommodation (cabins and lodges), and a new maintenance facility. Part of the 9-hole course would be used for holiday cabins.
- 18.2 The site is in open countryside. Local plan policy CP1 directs most development to principal settlements but allows exceptions in open countryside if they benefit economic activity or extend local facilities.

Policy Compliance:

- **CP1:** Permits development in open countryside if it benefits economic activity or extends local facilities.
 - **CP3:** Supports economic development aligned with the spatial strategy and tourism.
 - **CP4:** Supports rural business expansion, diversification, and community infrastructure.
- 18.3 In addition, an assessment of the suitability of location and constraints is required.
- 18.4 The proposed development would bring economic activity through the construction phase and operational phase. During construction this would largely relate to jobs and the supply of materials. During operation, the lodges and cabins accommodation would bring tourists to the site, who would be likely to spend money in the local area. The increased range of sporting facilities would also result in economic activity, through spending on using the facilities, associated sporting equipment and coaching. There would also likely be linked additional spending in the clubhouse as well as visits to the clubhouse facilities that are independent of the use of the sporting facilities.
- 18.5 The new sporting facilities and clubhouse facilities would extend the range of local facilities and would support tourism. The site is located within cycling distance of Farrington Gurney, Paulton, Midsomer Norton and Radstock.
- 18.6 The holiday accommodation would need to be secured as holiday accommodation only through condition so that it cannot be used as any other form of residential accommodation as the application has been assessed on the basis of holiday accommodation. Other forms of residential accommodation have not been assessed but are unlikely to be acceptable for this location.
- 18.7 The development, in the context of its constraints, as discussed in the remainder of this report, is considered acceptable and compliant with CP1, CP3 and CP4.

Identity and distinctiveness: DP1

- 18.8 Policy DP1 requires that all development proposals contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. Proposals should be formulated with an appreciation of the built and natural context of their locality recognising that distinctive street scenes, townscapes, views, scenery, boundary walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity.
- 18.9 The proposed development would introduce some significant new forms of development including the maintenance hub, several new sports courts and a number of holiday accommodation units. The sports courts and facilities located around the clubhouse would be seen within context of the existing clubhouse and associated buildings and car parking and would be read as part of this cluster of development. While this would represent an intensification, it is considered an acceptable level of intensification, given the distance of separation between the golf course and other settlements or properties.
- 18.10 The holiday accommodation is considered to be well-screened by existing and proposed trees and other soft landscaping and would not significantly alter the prevailing character of the site.
- 18.11 The new maintenance hub is considered to be the most significant impact on the identity and distinctiveness of the site, as it is located away from the main cluster of development and does not benefit from the level of existing and proposed landscaping as around the holiday accommodation areas. The maintenance hub would have some screening from new landscaping but would still be fairly prominent. The building impact would be curtailed through the use of a green roof and natural stone cladding.
- 18.12 Overall, it is considered that the proposed development would maintain the identity and distinctiveness of the area.
- 18.13 Public rights of way pass through the site and they are considered relevant to this application. These are dealt with in the transport section.
- 18.14 The proposed development is therefore considered to comply with Policy DP1.

Heritage assets: DP3

- 18.15 The application is supported by a heritage statement carried out by suitably qualified and experience professionals. The below information has been drawn from the heritage statement.
- 18.16 Farrington Park golf course was established in 1989-1990, with buildings converted from a former farmhouse and agricultural structures. The application site includes remnants of historic field boundaries and a cluster of much-altered Victorian farm buildings. The landscape retains some historic interest due to these features but in general the heritage interest is limited.
- 18.17 Outside the application site, but within Farrington Park, lies part of the grade II registered park and garden, Ston Easton Park. The significance of the park is part of

a designed landscape influenced by Humphrey Repton in the late 18th century. The area adjacent to the subject site is of lower significance compared to the core areas around Ston Easton House as its historical features have been eroded previously

- 18.18 The grade I listed Ston Easton House lies approximately 500 meters southwest of the application site. Its significance is derived from its architectural style as a Palladian country house with significant architectural and historic interest, particularly its richly decorated interior and designed landscape.
- 18.19 The grade II* listed Church of St Mary the Virgin is located about 1 km southwest of the application site. Its significance is derived from its architectural and historical interest as a 15th-century church with picturesque views forming part of the designed landscape of Ston Easton Park.
- 18.20 There is a bowl barrow (scheduled monument) located to the southwest of the subject site, near the A37. This is a well-preserved prehistoric barrow, visually distinctive in the landscape.
- 18.21 There are various grade II listed buildings, located in Ston Easton and Farrington Gurney, including the Church of St John the Baptist and Manor Farm, contributing to the historic character of the area.
- 18.22 The overall significance of the identified heritage assets is assessed as follows:
- Archaeological Interest: Low, due to previous groundworks for the golf course.
 - Architectural and Artistic Interest: Low, with the exception of the nearby listed buildings and designed landscapes.
 - Historic Interest: Low to medium, primarily due to the survival of historic field boundaries and the association with Ston Easton Park.
- 18.23 The impact of the proposed development is assessed as follows:
- Minimal to Negligible Impact: On the settings of the grade II registered park and garden, Ston Easton Park and other nearby heritage assets.
 - Neutral to Positive Impact: Enhanced landscaping and native planting will likely improve the visual integration of the new facilities within the landscape.
 - No Harm to Heritage Assets: The proposals are designed to be visually discreet, with enhanced planting and low-level lighting to minimise any potential adverse effects.
- 18.24 The Council's Conservation Officer has responded stating that she does not object to the application, subject to conditions concerning materials, joinery, rainwater goods, ducts and pipes, in the interests of the character and appearance of the area. The condition regarding materials is considered necessary to make the application acceptable and it is therefore proposed that these are imposed should permission be granted. Details of joinery and rainwater goods are not considered necessary due to the locations of the accommodation in relation to heritage assets.
- 18.25 Overall, the proposed development is considered to result in no heritage harm and as such complies with Policy DP3.

Landscape: DP4

- 18.26 A landscape and visual appraisal has been submitted with the application, carried out by suitably qualified and experienced professionals. The following is drawn from the appraisal.
- 18.27 The Mendip Hills National Landscape (formerly Area of Outstanding Natural Beauty), is located 2.5 km west of the site, with limited visibility due to intervening landform and vegetation.
- 18.28 The landscape character of the wider area is described, noting that the site falls within the Bristol, Avon Valleys, and Ridges National Character Area. This area is characterised by ridges, valleys, and a mix of farmland and woodland. Local character areas include the Ston Easton Plateau and surrounding areas with open views and historic parkland.
- 18.29 The visual baseline section discusses the Zone of Theoretical Visibility (ZTV), which extends up to 5 km, with limited visibility beyond 2.5 km. Nine representative viewpoints were selected to assess visual impacts.
- 18.30 Mitigation measures, include siting, design, choice of materials and additional planting to minimise adverse effects.
- 18.31 The landscape sensitivity of the wider landscape is considered of medium sensitivity, while the site itself has low-medium sensitivity. The effects are assessed as minor adverse during construction, negligible adverse on completion, and neutral in the long-term.
- 18.32 The visual sensitivity and effects section evaluates views from public rights of way (PROW) and private properties, with varying levels of sensitivity. The visual effects are generally minor to moderate adverse during construction, reducing to negligible or neutral in the long term.
- 18.33 In summary, the proposed development is expected to have limited adverse effects on landscape and visual amenity, with significant mitigation measures in place to minimise impacts.
- 18.34 The Council's Landscape and Green Infrastructure Officer has reviewed the application. There is no landscape objection in principle, but some concerns were raised, relating to materials, which have been addressed.
- 18.35 The Council's Landscape and Green Infrastructure Officer considers that the LVIA provides a fair assessment of the visual impact. PROW CL19/3 will see significant changes, but these may not be negative once trees mature. Other PROWs will experience less impact. The maintenance hub, though visually prominent, will have reduced impact due to natural stone walling and a green roof. Changes to the recreation area and clubhouse will have minimal impact on the landscape.
- 18.36 On the basis of the comments from the Council's Landscape and Green Infrastructure Officer, and in the light of the findings of the landscape appraisal, it is considered that subject the proposed landscaping being secured, along with future maintenance, the proposed development would comply with DP4.

Ecology: DP5 & DP6

18.37 The submission includes a number of ecology-related documents, as follows:

- Habitats Regulations Assessment (Screening)
- Preliminary Ecological Appraisal Report
- Ecological Impact Assessment
- Biodiversity Net Gain Statement
- Construction Ecological Management Plan.

19. Habitats Regulations Assessment

19.1 A stage 1/screening HRA was carried out because two European protected sites were identified within 10km of the proposed works. These are the North Somerset and Mendip Bats Special Area of Conservation (SAC) and the Mells Valley SAC, which are designated for their significant populations of greater and lesser horseshoe bats.

19.2 However, the screening concluded that no habitat qualifying features for the two SAC will be affected by the proposed development due to the distance from Mells Valley SAC at 6.5km and North Somerset and Mendip Bats SAC at 8.5km therefore no significant effects are likely to occur to either SAC or its features of interest.

Preliminary Ecological Appraisal Report & Ecological Impact Assessment

19.3 The headlines from these reports are that both the construction and post development impacts are considered to be low, with landscape change being minimal and mostly restricted to areas of ecologically lower quality grassland, with retention of higher value habitats. Post development landscaping and management adds significant ecological value. Overall, it is considered that the proposals will have a very limited negative effect but have the potential to have a much greater beneficial outcome for biodiversity and protected species.

BNG statement

19.4 This confirms that the equivalent to an on-site net change of +16.31% (6.81 habitat units) and +113.03% (2.20 hedgerow units) can be achieved as part of the proposals. The submission and approval of a biodiversity gain plan would be secured through the national deemed net gain condition and the landscape and ecological management plan (LEMP). Due to the extensiveness of the LEMP, this would need to be a planning obligation rather than a condition.

19.5 The Council's Ecologist concludes that the proposals will result in no Likely Significant Effect on Mells Valley SAC or North Somerset and Mendip Bats SAC subject to conditions relating to compliance with the submitted construction ecological management plan, external lighting, tree protection, badger surveys, vegetation clearance timing, groundwork clearance and landscape ecological management plan.

19.6 Natural England has been consulted but has not responded.

- 19.7 Based on the above, the proposed development is considered to comply with policies DP5 & DP6 and with national requirements concerning protected species and habitats and biodiversity net gain.

Design & Amenity: DP7

- 19.8 Policy DP7 covers a range of design, amenity and sustainability issues.

20 Sustainability

- 20.1 The design and access statement includes references to sustainability in design and sustainable transport but there is no detail of this within the submission. DP7 requires proposals to *maximise opportunities* for the use of sustainable construction techniques, the use of sustainable drainage systems, renewable energy generation on site, the use of water efficiency measures, recycling and conservation and new residents to minimise, re-use or recycle waste. The policy also requires use locally sourced or recycled materials wherever practically possible and undertake construction in a manner that makes efficient use of materials and minimises waste.
- 20.2 While information on the above is not available in the submission, the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.
- 20.3 Therefore, it is considered appropriate that conditions requiring the submission and approval of a sustainability strategy statement and construction management are necessary and reasonable.

21 Design

- 21.1 As set out in the landscape section, the impact of the proposed development on landscape is considered limited in longer distance views, due to existing and proposed screening. Public rights of way would however mean that the cabins, lodges and maintenance hub would be publicly visible from fairly close quarters. The design of the cabins, the lodges and the maintenance is considered to be contextually appropriate through the use of dark timber cladding, natural stone cladding and green roofs. While the designs are contemporary, none of these buildings would be read alongside existing development, and therefore the contemporary designs are considered acceptable. While the introduction of the additional courts and ancillary structures in the clubhouse area would increase the amount of development in this area, it is considered that these can be accommodated without adverse impact on the character and appearance of the area.

22 Amenity

- 22.1 Concerns have been expressed about the amenity impacts of the proposed development on an existing residential property known as North Lawn, located to the south of the site. These concerns have been summarised above but broadly

relate to increased noise from users of the cabins, noise from cars from arrivals and departures from the cabins, noise occurring during additional times, such as earlier in the morning and later in the evening, light spill from the cabins and new courts.

- 22.2 Officer opinion is that there would be no undue harm to residential amenity on North Lawn, due to the separation distance and proposed bund between the proposed development and North Lawn. North Lawn (the dwelling) lies approximately 208m from the location of the closest cabin. Between the dwelling and the golf course, there is also a band of trees. With the addition of the proposed bund, the residential amenity of North Lawn is considered to be sufficiently protected.
- 22.3 Concerns have also been raised with regard to Country Ways, located to the north of the proposed maintenance hub. Initial comments regarding privacy as well and design appear to have been addressed through the maintenance hub being moved in amended plans. However, concerns over drainage remain. As the LLFA is now satisfied that surface water drainage is acceptable subject to conditions regarding a sustainable surface water drainage scheme, including measures to control and attenuate surface water, which would be subject to LLFA approval, it is considered this matter should not prevent planning permission being granted.
- 22.4 The impact of the proposed development more generally would be limited through conditions on construction management and deliveries.
- 22.5 The site is located in a rural area. Light spill therefore requires some control. There will be control on lighting with regard to ecology, but lighting should also be controlled in order to keep skies dark. Light spill could be controlled and minimised through selecting suitable luminaires. A condition requiring the submission and approval of a lighting strategy would be required to achieve this.

23 Environmental protection

23.1 Policy DP8 states:

“Development (either cumulatively or individually) will be required to demonstrate that it does not give rise to unacceptable adverse environmental impacts on:

- *ambient noise levels;*
- *air quality;*
- *the quality of water resources, whether surface river or groundwater;*
- *biodiversity;*
- *light pollution;*
- *land quality and ground stability;*
- *residential amenity; and*
- *public health and safety.”*

23.2 Policy DP8 has requires particular attention to be given to light, noise, contamination and sewage treatments works.

- *“Development proposals, particularly those in a rural setting and especially those in designated Areas of Outstanding Natural Beauty (AONBs), should make all reasonable efforts to minimise noise and light pollution impacts.”*

- *“Development proposals which are on or adjacent to land which may have been subject to contamination or impact from existing sources of noise will need to demonstrate that measures can be taken effectively to mitigate the impacts on public health, environmental quality, the built environment and amenity. Proposals will only be permitted where the impact and risks are, or can be mitigated appropriately for the proposed use. Appropriate mitigation and remediation will be secured through planning conditions on the development.”*

23.3 Issues in Policy DP8 of relevance to this application (light pollution, biodiversity and residential amenity have been dealt with separately.

23.4 The proposed development is therefore considered to comply with DP8.

24 Transport impact & parking

24.1 The application is supported by a Transport Assessment which considers the potential traffic and parking impact of the proposed land use changes at the golf club and a framework Travel Plan, which aims to make travel to and from the site as sustainable as it can be.

24.2 Access to the site will continue to be provided along Marsh Lane. Marsh Lane was considered acceptable to serve the consented 2019 permission (reference: 2018/0577/FUL).

24.3 The internal access road will be extended to provide access to the relocated maintenance hub. This will be provided via a priority junction with the existing internal access road to the north of the Site and close to the access off Marsh Lane.

24.4 In addition to the existing car parking arrangements, a total of 89 car parking spaces are proposed at the site. 46 of these would serve the new accommodation and recreation facilities (including 4 accessible parking spaces close to the accommodation). The spaces would be located adjacent to the existing car park, so that the areas around the accommodation would be largely free of cars but would be accessible for pick up and drop off. 43 car parking spaces would be located around the maintenance hub, to serve employees for the whole site. 2 of these spaces would be accessible.

24.5 Notwithstanding the details provided in the submission, 9 spaces would be for EVs, and these would be secured through condition, in line with the Somerset EV Strategy 2020.

24.6 The Transport Assessment and Travel Plan state that a cycle hub would be located within a central position. The site is considered to be within cycling distance of Farrington Gurney, Paulton, Midsomer Norton and Radstock. However, to maximise the likelihood that guests will travel to these destinations and other attractions in the area by bicycle, it is considered reasonable and necessary for an electric bike rental scheme to also be delivered as part of the proposed development, in line with policy DP7. Details of this and its delivery would therefore be secured through condition.

24.7 The application has been assessed by Somerset Highways as having no detrimental impact on the highway network within Somerset. The application site is

close to the administrative area of Bath & North East Somerset and therefore B&NES has also been consulted. The B&NES Highway Authority agrees with the conclusions in the Transport Assessment that the development proposal is unlikely to be a material impact on the operation of the A362 or A37 through Farrington Gurney.

- 24.8 B&NES Highway Authority also confirms that *“The width of Marsh Lane is limited at certain points, however, site visit observations confirm that it is possible for cars to pass along much of the route and there are no significant safety concerns. There is no record of any personal injury traffic accidents along the road. Any potential widening of the lane, or formalised passing bays, is only likely to increase traffic speeds, and that would be inappropriate in this type of location.”* The B&NES Highway Authority further notes that delivery vehicles would access the site but this is currently the case and the proposals would be unlikely to significantly change this. They recommend that delivery vehicles are restricted to hours other than peak times through a condition. Conditions regarding construction management and a Travel Plan are also recommended.
- 24.9 Two public rights of way pass through the site (CL19/3 and CL19/4). CL19/3 passes through the area proposed for the cabins. CL19/4 passes along the main access road, through the clubhouse area and south through the golf course.
- 24.10 The introduction of new buildings and other facilities around the site, as well as its intensified use, is considered likely to make wayfinding along CL19/3 and CL19/4 more challenging. It is therefore considered reasonable and necessary for a scheme of wayfinding throughout the site to be required and this could be secured through condition. The comments of the PROW team regarding the potential creation of a bridleway are noted. However this would be considered a betterment that is not necessary to make the development acceptable in planning terms and therefore this could not be secured through a condition or planning obligation. That said, the developer would be welcome to implement such a scheme through separate discussions with the PROW team.
- 24.11 The proposed development is therefore considered to comply with policies CP9 & CP10.

25 Open Space and Green Infrastructure

- 25.1 Policy DP16 states that “development resulting in the loss of existing open, sport or recreational space, including allotments will not be permitted unless:
- i. It can be demonstrated that there is an excess of recreational or open space in the settlement and the proposed loss would not result in a current or likely shortfall during the plan period; or
 - ii. Suitable alternative recreational or open space, which is adjudged to be of equal or greater benefit to the community as compared with the space which is to be lost, is provided in an accessible location. If acceptable, such alternative provision will be required to be made available prior to the commencement of development.”
- 25.2 The supporting text to the policy also states that “The Council’s default position is that playing fields and other public open spaces are safeguarded from

development. However, opportunities and circumstances sometimes arise where development proposals do seek to make use of public open spaces and the wider community benefits may be worthwhile. In such circumstances, the Council will ensure that the overall estate of public open space is not diminished to a level where local standards are not met, or in a manner that means the accessibility of varied types of open space to the local community falls short of play strategy standards.”

- 25.3 The open spaces of which the Council is aware are shown on the Policies Map. Farrington Park is not recorded on the Policies Map as such a space.
- 25.4 However, while the site is not shown on the Policies Map, it is still considered to be within the remit of Policy DP16 as a sporting facility. Nevertheless, the proposed development aligns with the policy, for the following reasons.
- 25.5 While the proposed development would result in the loss of some open space currently used as part of the golf course (part of the nine-hole course would be used for holiday accommodation, and an area used as a practice area/open driving range), the additional sporting facilities (padel, pickleball, outdoor gym, family putting, children’s play park and cabana) is considered to diversify the sporting offer sufficiently to compensate for the loss of some of the existing open space. It is also noted that Sport England has been consulted and does not object to the proposals. Sport England and the Lawn Tennis Association (LTA) query the evidence of need for the number of pickleball courts and how this can be sustained. While no evidence has been offered by the applicant as to the need for this number of courts proposed, officer opinion is that this is primarily a matter for the applicant’s business plan and experience of the industry and while it would be a waste of resources if the facilities were not fully utilised, they could be converted into other sporting facilities with relatively little use of resources.
- 25.6 In summary, the proposed development would result in some loss of open space but this is considered to be compensated for through the diversification in the offer and as such complies with DP16.

26 Development Contributions

- 26.1 Contributions to infrastructure are not required for this development.

27 Managing Flood Risk

- 27.1 The application is supported by a flood risk and drainage strategy, which has been the subject of multiple amendments following liaison with the LLFA.
- 27.2 The sequential test as set out in DP23 and the NPPF requires that the risk of flooding from all sources is considered, as well as the vulnerability of the uses proposed.
- 27.3 Residential use is included within the proposals and this is classified as a ‘more vulnerable’ use.
- 27.4 The site is located within flood zone 1, which has the lowest risk of flooding from rivers and the sea. The site is also at low risk of flooding from surface water,

groundwater, reservoirs and sewers. Therefore, the sequential test is considered to have been passed.

- 27.5 In terms of managing surface water, this has been informed by infiltration testing across the site. For the maintenance hub, infiltration is not a viable method and therefore surface water is to be diverted to a branch of the Wellow Brook, with runoff rate restricted to greenfield levels.
- 27.6 For the 'eco cabins' and sports courts, infiltration is possible and therefore soakaways will be provided in these areas.
- 27.7 For the lodge accommodation, an area to the south of the lodges has been identified as suitable for infiltration, to take the form of a drainage basin.
- 27.8 The LLFA is satisfied that the above approach is appropriate, subject to conditions regarding a sustainable surface water drainage scheme, including measures to control and attenuate surface water and further infiltration testing.
- 27.9 The proposed development is therefore considered to comply with Policy DP23.

28 Conclusion on compliance with the Development Plan

- 28.1 The proposed development is considered to comply with the Development Plan as a whole.

29 Other material considerations

Best and most versatile agricultural land

- 29.1 NPPF Chapter 15 states that planning decisions should contribute to and enhance the natural and local environment by recognising the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land. Best and most versatile agricultural land is defined as land classified as 1, 2 or 3a.
- 29.2 The site is split roughly 50-50 between 3a & 3b, with the proposed development all located within 3a, except for the maintenance facility, which has not been assessed at site level (Natural England mapping post-1988). Therefore the proposed development would lead to the loss of best and most versatile agricultural land but as this land is not currently in agricultural use and such a use is considered unlikely in the foreseeable future due to the current use of the site as a golf course, this is not considered to have any effect on the economic and other benefits of best and most versatile agricultural land and therefore does not alter the assessment of the scheme.

30 Overall recommendation

- 30.1 That, subject to the recommended conditions set out in this report and the prior completion of a S106 legal agreement to secure a Landscape and Ecological Management Plan and a Travel Plan, planning permission be GRANTED for the reasons set out in this report.

31 Environmental impact assessment

- 31.1 As set out above, this development is not considered, at this time, to require an Environmental Assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

32 Equalities Act

- 32.1 In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

33 Human Rights Act

- 33.1 The proposed development has been assessed to ensure compliance with the Human Rights Act 1998, particularly in relation to the right to respect for private and family life under Article 8, in particular to ensure that it does not infringe upon the privacy of individuals. Measures have been incorporated into the design to minimise any potential impact on the privacy of neighbouring properties, including appropriate screening.

34 Recommendation

- 34.1 Approval.

35 Conditions

1. Standard Time Limit (Compliance)

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission.

2. Plans List (Compliance)

This decision relates to the following drawings:

- o AP044 B
- o AP043 B
- o 3679-TLP-XX-XX-DR-L-10001 P04,
- o 3679-TLP-XX-XX-DR-L-10004 P06,
- o 3679-TLP-XX-XX-DR-L-10005 P06,
- o 3679-TLP-XX-XX-DR-L-10003 P04,
- o 3679-TLP-XX-XX-DR-L-10004 P03,
- o 3679-TLP-XX-XX-DR-L-50001 P01,
- o 3679-TLP-XX-XX-DR-L-50002 P01
- o AP006 AP2
- o AP007 AP2
- o AP008 AP2
- o AP009 AP2
- o AP0010 AP2

- o AP0011 AP2
- o AP0012 AP2
- o AP0013 AP2
- o AP0014 AP2
- o AP0015 AP2
- o AP0016 AP2
- o AP0017 AP2
- o AP0018 AP2
- o AP0019 AP2
- o AP0020 AP2
- o AP0022 AP2
- o JUB-ZZ-XX-DR-C-0500
- o JUB-MH-XX-DR-C-0100 S2 P02
- o JUB-EC-XX-DR-C-0100 S2 P02
- o JUB-EC-XX-DR-C-0100 S2 P02
- o AP053
- o AP055
- o AP006
- o AP049
- o AP022
- o JUB-EC-XX-DR-C-0500 P01
- o JUB-FSA-XX-DR-C-0500 P01
- o JUB-MH-XX-DR-C-0500 P01
- o JUB-PS-XX-DR-C-0500 P01
- o JUB-ZZ-XX-DR-C-0500 P01
- o 010 REV 01 EXISTING SITE PLAN - CLUBHOUSE
- o 011 REV 01 EXISTING CLUBHOUSE GF
- o 012 REV 01 EXISTING VENUE BUILDING
- o 013 REV 01 EXISTING RANGE BUILDING
- o 021 EXISTING CLUBHOUSE ROOF PLAN
- o 022 EXISTING FARMHOUSE ROOF PLAN
- o 030 REV 01 EXISTING CLUBHOUSE ELEVATIONS A
- o 031 REV 01 EXISTING CLUBHOUSE ELEVATIONS
- o 031 REV 01 EXG CHANGING ROOM ELEVATIONS
- o 032 02 EXG CHANGING ROOM ELEVATIONS
- o 033 03 EX DRIVING RANGE ELEVATIONS
- o 304 03 EX DRIVING RANGE ELEVATIONS
- o 100 06 PROPOSED SITE PLAN - CLUBHOUSE
- o 101 04 PROPOSED CLUBHOUSE GF
- o 103 07 PROPOSED DRIVING RANGE BUILDING
- o 111 00 PROPOSED CLUBHOUSE FF
- o 032 REV 02 PROPOSED CLUBHOUSE ROOF PLAN
- o 121 01 PROPOSED CLUBHOUSE ROOF PLAN
- o 123 01 PRO DRIVING RANGE BUILDING ROOF PLAN
- o 300 01 PROPOSED CLUBHOUSE ELEVATIONS
- o 300 01 PROPOSED CLUBHOUSE ELEVATIONS
- o 301 02 PROP CLUBHOUSE ELEVATIONS
- o 301 02 PROPOSED CLUBHOUSE ELE COLOURED
- o 302 02 WEDDING VENUE ELEVATIONS COLOUR-COMPRESSED
- o 302-02 PROPOSED VENUE ELEVATIONS

- o 303-03 PRO DRIVING RANGE ELE COLOUR
- o 303-03 PRO DRIVING RANGE ELEVATIONS
- o 304-03 PRO RANGE ELEVATIONS COLOUR
- o 304-03 PRO DRIVING RANGE ELE
- o 3679-TLP-XX-XX-DR-L-10003 P04 LANDSCAPE GENERAL ARRANGEMENT FARM LODGE ACCOMODATION
- o 3679-TLP-XX-XX-DR-L-10004 P03 LANDSCAPE GENERAL ARRANGEMENT RECREATION AND CLUBHOUSE
- o 3679-TLP-XX-XX-DR-L-50001 P01 LANDSCAPE DETAILS 1 OF 2
- o 3679-TLP-XX-XX-DR-L-50002 P01 LANDSCAPE DETAILS 2 OF 2
- o 3679-TLP-XX-XX-SP-L-90001 P01 PLANT SCHEDULE
- o AP001 THE LOCATION PLAN
- o AP003 PROPOSED SITE PLAN - WHOLE SITE
- o AP004 PROPOSED SITE PLAN - LODGES
- o AP005 LODGES - LAYOUT PLAN AND SECTION
- o AP022 INDOOR PICKLEBALL - FLOOR LAYOUT
- o AP023 INDOOR PICKLEBALL - PROPOSED EAST AND WEST ELEVATIONS
- o AP024 INDOOR PICKLEBALL - PROPOSED NORTH AND SOUTH ELEVATIONS
- o AP025 INDOOR PICKLEBALL - PROPOSED ORTHOGRAPHIC VIEW
- o AP026 PADEL TENNIS - FLOOR PLANS AND ELEVATIONS
- o AP027 PROPOSED SITE PLAN - SPORT HUB
- o AP028 PROPOSED SITE LAYOUT - SPORTS HUB
- o AP030 NOKKEN CABIN - FLOOR LAYOUT
- o AP031 NOKKEN CABIN - ELEVATIONS
- o AP034 NOKKEN CABIN - 4 UNIT - FLOOR LAYOUT
- o AP035 NOKKEN CABIN - 4 UNIT - ELEVATIONS
- o AP036 NOKKEN CABIN - 4 UNIT - 3D VIEW A
- o AP037 NOKKEN CABIN - 4 UNIT - 3D VIEW B
- o AP038 NOKKEN CABIN - 4 UNIT - 3D VIEW C
- o AP039 PROPOSED SITE PLAN - ECO CABINS
- o AP040 PROPOSED LAYOUT
- o AP042 PROPOSED SITE SECTIONS - ECO CABINS
- o AP045 MAINTENANCE HUB FLOOR LAYOUT - LOWER GROUND FLOOR
- o AP046 MAINTENANCE HUB FLOOR LAYOUT - GROUND FLOOR-PLANNING
- o AP047 MAINTENANCE HUB PROPOSED ELEVATIONS - NORTH AND WEST
- o AP048 MAINTENANCE HUB PROPOSED ELEVATIONS - SOUTH AND EAST
- o AP051 GREENKEEPERS UNIT - FLOOR LAYOUT - GROUND FLOOR
- o AP052 GREENKEEPERS UNIT - FLOOR LAYOUT - MEZZANINE FLOOR
- o AP054 GREENKEEPERS UNIT - PROPOSED ELEVATIONS - SOUTH AND EAST
- o AP057 COVERED PADEL TENNIS - FLOOR LAYOUT AND ROOF PLANS
- o AP058 COVERED PADEL TENNIS - NORTH AND SOUTH ELEVATIONS
- o AP059 COVERED PADEL TENNIS - EAST AND WEST ELEVATIONS
- o AP061 CABANA - FLOOR PLANS AND ELEVATIONS
- o PROPOSED SITE LAYOUT
- o ARBORICULTURAL REPORT REV A
- o ARTIFICIAL LIGHTING ENVIRONMENTAL IMPACT ASSESSMENT
- o ADDENDUM
- o CONSTRUCTION ECOLOGICAL MANAGEMENT PLAN NOVEMBER 2024

- o ECOLOGICAL IMPACT ASSESSMENT NOVEMBER 2024
- o FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY P7 NOVEMBER 2024

Reason: To define the terms and extent of the permission.

3. Sustainability Strategy Statement (Pre-commencement)

No development shall take place until a Sustainability Strategy Statement ('SSS') has been submitted to the Local Planning Authority and approved in writing. The SSS shall demonstrate how the development will, in line with a timetable, incorporate reasonable and practical sustainability measures through maximising appropriate opportunities for the use of sustainable constructions techniques, renewable energy generation on site, water efficiency measures and waste minimisation. The development hereby permitted shall be undertaken in accordance with the SSS, which shall thereafter be maintained as such.

Reason: To reduce carbon dioxide emissions and in the interests of residential amenity in accordance with Development Policies 7 and 8 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014) and the Mendip District Council Supplementary Planning Document Design and Amenity of New Development: Guidance for interpretation of Local Plan Policy DP7 (adopted March 2022). This is a condition precedent because the LPA must be satisfied that opportunities for sustainability measures have been maximised prior commencement, in line with DP7.

4. Surface Water Drainage System (Pre-commencement)

No development shall be commenced until details of the sustainable surface water drainage scheme for the site, based on the Flood Risk Assessment and Drainage Strategy P7 November 2024 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to control and attenuate surface water and once approved the scheme shall be implemented in accordance with the approved details and maintained at all times thereafter unless agreed otherwise in writing by the Local Planning Authority. This shall include but not be limited to:

- Infiltration testing, detailed design and construction in accordance with Building Research Digest 365 for a infiltration locations which have not already been tested. Infiltration features must be located more than 5m from building and road foundations and there must be a minimum of 1m between the base of any infiltration feature and maximum ground water level. Including calculations that demonstrate that the half-drain time of any storage structures is less than 24 hours. If infiltration is shown as unviable after further testing, a suitable sustainable drainage scheme shall be shown.

- Confirmation of groundwater levels to demonstrate that the invert level of any soakaways or unlined attenuation features can be located a minimum of 1m above groundwater levels. Detailed groundwater monitoring undertaken for each infiltration location, including daily monitoring for at least one week between mid-November and mid-April, and the highest value taken.

Reason: In the interests of providing a satisfactory level of surface water drainage, improving water quality and to prevent flooding in accordance with Policy DP23 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because it is necessary to understand the drainage scheme in detail prior to any initial construction works which may prejudice the surface water drainage strategy.

5. Lighting (Compliance)

All external lighting shall be installed strictly in accordance with the specifications and locations set out in the design (Farrington Park Golf Course - Artificial Lighting Environmental Impact Assessment Addendum Buro Happold, December 2024) as submitted and shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent in writing from the Local Planning Authority.

Reason: In the interests of the integrity of a European site, the 'Favourable Conservation Status' of populations of European Protected Species, and to reduce light spill and skyglow in a rural location, in accordance with Mendip District Council Local Plan Part 1 Policies DP5, DP6 and DP8.

6. Construction and Servicing Management Plan (Pre-commencement)

No development shall commence until a Construction and Servicing Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a. The working methods to be employed on site during the construction (and preparation associated with construction) of the site.
- b. Measures (including screening) to be taken to minimise emissions of dust, fumes, odour, noise and vibration.
- c. Proposals for the safe disposal of waste materials confirming that no burning of site generated waste will occur.
- d. A map to identify which route(s) is to be used by construction vehicles to access the site.
- e. The parking of vehicles of site operatives and visitors.
- f. Loading and unloading of plant and materials.
- g. Storage of plant and materials used in constructing the development.
- h. Other measures to control the emission of dust and dirt deposition during construction including any wheel washing facilities.
- i. Delivery and construction working hours, which shall not permit:
noise generating activities outside of the following hours:
Mon - Fri 08:00-18:00
Sat 08:00 -13:00
All other times, including Sundays, Bank and Public Holidays there shall be no such noise generating activities.
- j. Servicing of the site which shall take place outside of peak hours (Mon - Fri 08:00-09:30 and 16:30-17:30).
- k. Surface water and pollution during the construction phase.

The development shall thereafter be carried out in accordance with the approved CMP.

Reason: To minimise the effect of noise, odour and dust from the development on occupiers of nearby properties in the interests of residential amenity and sustainable development, in accordance with Policies DP7 and DP8 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014) and having regard to the NPPF, in particular Chapters 8 and 12. This is a condition precedent because the impacts identified above need to be understood at the earliest stage of development.

7. Security measures (Pre-occupation)

Prior to the occupation of the development hereby approved, a plan or plans showing details of security features including CCTV shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the approved plan(s), which shall thereafter be maintained

as such. **Reason:** To ensure that appropriate security measures are in place, to minimise the risk of crime, in accordance with policy DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

8. Wayfinding scheme (Pre-commencement)]

Prior to the commencement of the development hereby approved, a plan or plans showing details of a scheme wayfinding along all public rights of way that pass through the development site shall be submitted to and approved in writing by the local planning authority, prior to the bringing into use of the development, and shall thereafter be maintained as such.

Reason: To ensure that public rights of way can be navigated with appropriate ease, in accordance with policies DP1 and DP9 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

9. Badger Survey (Pre-commencement)

Prior to any vegetative clearance or groundworks commencing, a survey for badger setts shall be carried out by an experienced Ecologist. The results of these surveys shall be reported to the Local Planning Authority and subsequent actions or mitigation agreed in writing prior to the commencement of vegetative clearance or groundworks. Where a Natural England licence is required a copy will be submitted to the Local Planning Authority prior to works affecting the badger resting place commencing. All vegetative clearance and/or groundworks shall be carried out in accordance with the agreed actions or mitigation.

Reason: A pre-commencement condition to safeguard badgers from the outset of the development, to comply with the Protection of Badgers Act 1992 and in accordance with Development Policy 5 of the Mendip Local Plan Part I: Strategy & Policies 2006-2029 (Adopted 2014).

10. Bicycle Storage and Electric Bicycle Loan/Hire Scheme (Pre-occupation)

No occupation of the development shall commence until details of bicycle storage and an electric bicycle loan/hire scheme has been provided, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The bicycle storage and electric bicycle loan/hire scheme shall be retained permanently thereafter.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of cycling in accordance with Development Policies 7 and 9 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

11. Ecological Clerk of Works Reporting (Pre-occupation)

Before occupation of the development, or at the end of the next available planting season, whichever is the later, a report prepared by the Ecological Clerk of Works or similarly competent person certifying that the required mitigation and compensation measures identified in the approved Construction Ecological Management Plan November 2024, report number Q23- 3120 and approved Ecological Impact Assessment November 2024, have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional Ecologist following that approval.

Reason: To ensure that ecological mitigation measures are delivered, and that protected /priority species and habitats are safeguarded in accordance with the CEMP and that policy DP5 and DP6 of the Mendip Local Plan has been complied with.

12. Construction Environmental Management Plan (Ecology) (Compliance)

The development hereby approved shall be carried out in accordance with the approved Construction Ecological Management Plan November 2024, report number Q23- 3120.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European and UK protected species, UK priority species and habitats listed in Section 41 of the Natural Environment and Rural Communities Act 2006 and in accordance with policy DP5 of the Mendip Local Plan.

13. Holiday Accommodation Occupancy (Compliance)

- a) The holiday accommodation hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main residence.
- b) The site operators and/or owners shall maintain an up-to-date register of the names of all owners/occupiers, including their guests, and evidence of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: Permission has only been granted in a location where isolated new dwellings would not otherwise normally be permitted because the development would result in economic benefits from the provision of holiday accommodation in accordance with Core Policies 1, 3 and 4 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

14. Soft Landscaping (Compliance)

All soft landscape works shall be carried out in accordance with the following approved landscape plans drawing numbers:

3679-TLP-XX-XX-DR-L-10001 P04,
3679-TLP-XX-XX-DR-L-10004 P06,
3679-TLP-XX-XX-DR-L-10005 P06,
3679-TLP-XX-XX-DR-L-10003 P04,
3679-TLP-XX-XX-DR-L-10004 P03,
3679-TLP-XX-XX-DR-L-50001 P01,
3679-TLP-XX-XX-DR-L-50002 P01.

The soft landscaping works shall be carried out prior to the first occupation of the holiday accommodation hereby permitted. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting for the development and to protect the character and appearance of the area, in accordance with Development Policies 1 and 4 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

15. Arboricultural Method Statement (Compliance)

The development hereby approved shall be carried out in full accordance with the

approved Arboricultural Method Statement and Tree Protection Plan (Rev A dated August 2024). All trees and hedgerow shall be protected during the works, including groundworks, by the establishment of Root Protection Areas in accordance with BS 5837:2012. The habitats associated with Rush Hill Wood LWS and Wellow Brook Complex LWS will be subject to a 25m buffer and the semi-ancient woodland associated with Ston Easton Park Copse will be subject to a minimum 15m buffer, marked by Heras fencing erected prior to works commencing. No materials or plant should be allowed within the buffer zone.

Reason: In accordance with BS 5837:2012, the NPPF and UK Government guidance on Ancient woodland, ancient trees and veteran trees: protecting them from development 2018.

16. Reptile mitigation (Compliance)

Any vegetation in the construction area should initially be reduced to a height of 10 centimetres above ground level by hand, brushings and cuttings removed and the remainder left for a minimum period of 48 hours of fine warm weather (limited rain and wind, with temperatures of 10°C or above) before clearing to minimise the risk of harming/killing any reptiles that may be present and to encourage their movement onto adjoining land. This work may only be undertaken during the period between March and October in any year under the supervision of competent Ecologist. Once cut vegetation should be maintained at a height of less than 10cm for the duration of the construction period. A letter confirming these operations and any findings will be submitted to the Local Planning Authority by the Ecologist responsible.

Reason: In the interests of UK protected and priority species and in accordance with policy DP5 of the Mendip Local Plan.

17. Electric Vehicle Charging (Compliance)

The development hereby approved will not be brought into use until it is served by at least 9no. active electric vehicle charging points in line with the requirements set out in Somerset Council Electric Vehicle Charging Strategy 2020. Each active charging point must be at least 7kW, an untethered connection i.e., only a socket without a built-in cable, and capable of Mode 3 charging. Charging provision shall be retained permanently thereafter.

Reason: To encourage use of electric vehicles and reduce carbon dioxide emissions in accordance with the Somerset County Council Electric Vehicle Charging Strategy (2020), Development Policy 7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (2014) and the Mendip District Council Supplementary Planning Document Design and Amenity of New Development: Guidance for interpretation of Local Plan Development Policy 7 (adopted March 2022).

18. Materials - Submission of Schedule and Samples (Bespoke Trigger)

No construction of the external walls of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the character and appearance of the development and the surrounding area in accordance with Development Policies 1, 3 and 7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

Informative notes

1. Positive, creative and pro-active working

In determining this application, the Local Planning Authority considers it has complied with the aims of paragraph 39 of the National Planning Framework by working in a positive, creative and pro-active way.

2. Legal Protection Afforded to Nesting Birds

The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop immediately, and do not restart either until the young have fledged or advice is sought from a suitably qualified and experienced Ecologist at the earliest possible opportunity.

3. Public Rights of Ways

Development, insofar as it affects the rights of way must not be started, and the rights of way should be kept open for public use until any necessary Order (temporary closure/stopping up/diversion) or other authorisation has come into effect/ been granted. Failure to comply with this request may result in the developer being prosecuted if the path is built on or otherwise interfered with.