
Stansted Downs	559573 163119	12 March 2010	TM/09/03149/FL
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Proposal:	130 bed hotel plus spa, 20 staff bedrooms, ancillary restaurant and conference facilities, ballroom and health spa and associated parking and landscaping
Location:	The London Golf Club South Ash Manor South Ash Road Ash Sevenoaks Kent TN15 7EN
Applicant:	London Golf Club

1. Description:

- 1.1 Members will recall that this application was reported to the last meeting of the Area 2 Planning Committee in March this year. During that meeting Members resolved to grant planning permission for this development subject to the following:
- Referral of the application to the Secretary of State being a departure from the development plan,
 - The applicant entering into an obligation under section 106 of the Town and Country Planning Act 1990 to include strategies for mitigation measures to reduce the impact of the development on the amenity of the neighbouring residential properties, off site road signage, and investment in public golf development, and
 - A number of conditions set out in my previous report.
- 1.2 Members requested that Officers report back to the Area 2 Planning Committee on progress of the Section 106 Agreement and its draft heads of terms prior to issuing the planning permission for this development. These matters are discussed in the following section of this committee report.
- 1.3 A copy of my previous committee report concerning this application is contained as an Annex.

2. Determining Issues:

- 2.1 Following the last meeting of the Area 2 Planning Committee, a productive meeting has been held between the applicant and officers of the Borough Council.
- 2.2 Concerning the measures to reduce the impact of the development upon the amenity of the neighbouring properties, plans have been prepared that show the access road adjacent to the delivery yard being realigned to provide a turning circle rather than a hammer head. This would enable delivery vehicles to turn round without the need to reverse and engage their reversing alarms. In making these changes, the access road and the delivery door to the building have also been moved further north away from the properties at Bouts Cottages.

- 2.3 Moving the access road further to the north has also created room to install new earth bunding between the access road and the golf club's boundary with Bouts Cottages. This bunding would measure approximately 2.5metres in height and is proposed to be planted up with trees including Silver Birch, Hornbeam, Field Maple, Oak, Ash and Holly. Further planting would be located between the bunding and the properties at Bouts Cottages to the south of the application site
- 2.4 It has been confirmed that the delivery yard would be lit only by low level bollard lighting that would only be illuminated when light levels require **and** when delivery vehicles enter the delivery yard. The surfacing of this section of the access road would be by way of an engineered solution rather than a loose surface material, to reduce noise emittance. The exact detail of the solid driveway surface material will need to be agreed, but I am satisfied with this general approach.
- 2.5 This package of works will help to mitigate the impact of the proposed development upon the residential amenity of the properties at Bouts Cottages in terms of noise and visual intrusion. It is proposed to deal with this package in the formal documentation by specifying the works within a schedule cross referenced to a plan submitted on behalf of the applicant.
- 2.6 Discussions have been held between KCC as Highway Authority and the applicant's agents regarding the display of brown road signs that would direct access to the site via the A20 and Fairseat Lane, rather than by South Ash Road and Ash Lane. An application will be submitted to KCC for additional highway signage, but for the benefit of the legal obligation, the applicant will be required to use best endeavours to secure such directional signage along the public highway. The final decision as to whether additional highway signage will be permitted is not in the applicant's control or indeed the Borough Council's but I am satisfied that the applicant has every intent to pursue this action and will into enter the agreement in that spirit.
- 2.7 Concerning the issue of public golf development, it is intended to seek a financial contribution and the provision of hands on coaching from staff at the London Golf Club. The financial contribution and the additional coaching resources gained will be used to promote golf at the grass roots level within local schools as well as additional coaching for the youth section of Poulton Wood Golf Club (the Poulton Wood Panthers). The additional resources that are secured via the planning obligation will assist the Borough Council to expand the existing out-reach golf programmes such as the summer and Easter holiday group lessons. It is intended that the contributions that would be secured will be sustained for a long term period (10 years). This would enable more youngsters to develop their skills, from being a complete novice to an accomplished low handicap golfer through the various development programmes that would be undertaken throughout this period of time.

- 2.8 We are also seeking agreement from the London Golf Club to enable Poulton Wood's youth section to access the practice facilities at London Golf Club and (on a specific number of occasions) to play on one of its courses and also to make use of facilities at the club and the proposed hotel. Not only would this help to improve the skills of the individual players, it would also serve as an incentive for youngsters to join and remain within the Council's Golf development programmes. Overall this package of measures should add considerably to the efforts to improve access to the sport for young persons in the Borough and encourage improvement.
- 2.9 Detailed discussions with the London Golf Club are ongoing and, as long as they continue to reflect the basis described in this report, I would request that the final details of the legal obligation be delegated to me to determine. Of course I will report any developments on the detail of the Section 106 Agreement in a supplementary report as they occur prior to the meeting on 13th April.

3. Recommendation:

- 3.1 That Members note and agree that the above requirements will be sought within the planning obligation and that the detailed wording of the final agreement be delegated to the Director of Planning, Transportation and Leisure to determine.

Contact: Matthew Broome