



## Corrigendum to North Buckinghamshire Area Planning Committee

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<b>Application Number:</b>	20/00472/APP
<b>Proposal:</b>	Golf driving range/practice area consisting of 12no. customer bays and 4no teaching bays
<b>Site Location:</b>	Cowpasture Farm Experience The Country Ltd Drayton Road Newton Longville Buckinghamshire MK17 0BU
<b>Applicant:</b>	Mrs Valerie Wood
<b>Case Officer:</b>	Danika Hird
<b>Ward(s) affected:</b>	Former Great Brickhill & Newton Longville
<b>Parish-Town Council:</b>	Mursley
<b>Date valid application received:</b>	10.02.2020
<b>Statutory determination date:</b>	11.05.2020
<b>Recommendation</b>	Approval subject to conditions.

### POINTS OF CLARIFICATION

#### *Amendments to Officer's Report within the Committee Agenda:*

Within paragraph 5.24 of Officer's report on page 15 of the agenda, the report reads as follows:

"The existing native hedgerow and the sporadic clusters of trees along the perimeter field will be retained providing further mitigation".

This sentence requires further elaboration within the Officer's report and should be amended to read as follows:

The existing native hedgerow and the sporadic clusters of trees along the perimeter field boundary is shown to be retained. While the Local Planning Authority would not want to see the unnecessary removal of this natural feature, its retention is not required to make the development acceptable in landscape terms and therefore there is no condition to require its retention.

Furthermore, paragraph 2.5 of the Officer's report on page 7 of the agenda refers to 7 floodlights, it is not intended to refer to a definitive number because the amount of floodlighting and the acceptability, is to be secured via condition and these matters will be considered as part of a subsequent discharge of conditions application. Any other reference to a specific number of floodlights within the report should also be read as an approximate number.

*Validity of Application:*

Concerns were raised by Newton Longville Parish Council in respect of the red line boundary not including all land required for the development. Officers have sought clarification on other land falling within the ownership of the applicant and an additional plan has been provided which clarifies the extent of the applicant's land ownership (blue edge). This has been provided as an additional plan. Whilst outside of the red line, the ecological enhancements proposed are within the applicants ownership and therefore can be secured via a condition. The provision of facilities such as toilet are not planning matters and are not required to be shown within red line boundary for this application. It is noted that the building that contain the toilet facilities are within the applicant's ownership.

*Fire Safety Concerns:*

A concern has been raised in respect of the existing electrical installation and usage of the wider estate. This matter falls outside the scope of Planning and is not a material consideration in the determination of this application.

*Parking:*

With regard to paragraph 5.13 of the Officer's Report on page 13 of the Committee Agenda, reference is made to applicant being able to provide more parking if required. To clarify, Officers are satisfied that there are adequate existing parking provisions on site without the need for securing any further parking as a result of the proposed development. If for some reason in the future there was a greater demand for parking as part of the application site and/or wider site, it is considered that there is space to provide further parking, subject to the relevant permission being sought from the Local Planning Authority.

*Neighbourhood Plan:*

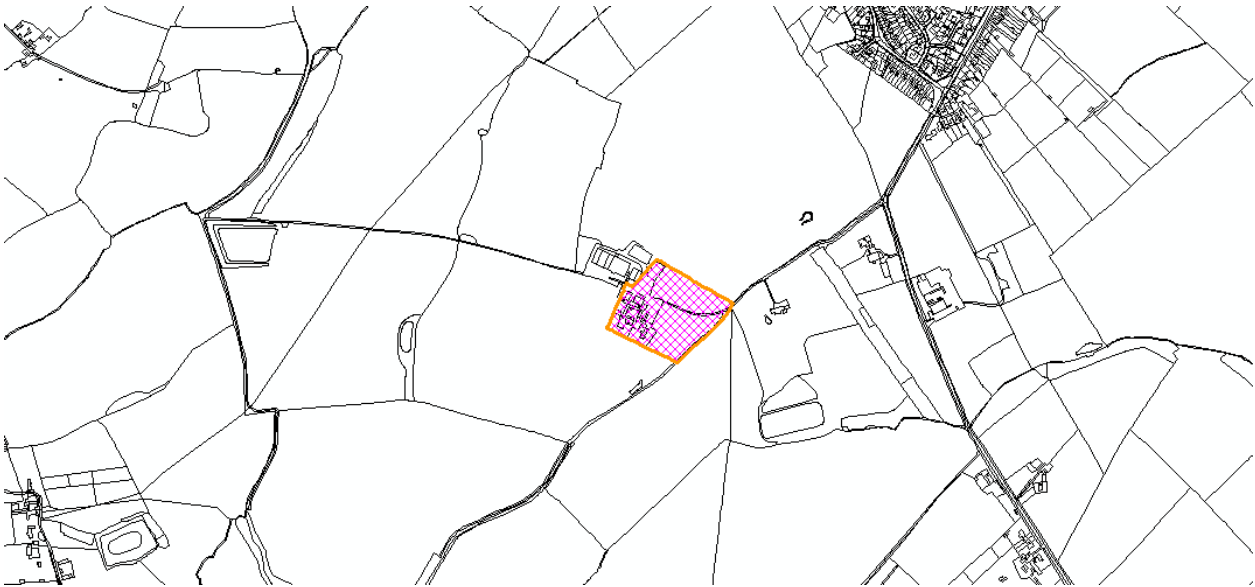
As referenced under paragraph 5.0 of the Officer's Report on page 10 of the Committee Agenda, Mursley Parish Council has resolved to develop a Neighbourhood Plan for the Parish of Mursley. Under Regulation 5 of the Neighbourhood Planning (General) Regulation 2012 (as amended), a map identifying the area of the proposed Neighbourhood Plan was submitted to the Local Planning Authority. On 12<sup>th</sup> July 2017, the Neighbourhood Plan Area for the Parish of Mursley was designated. The designation of a neighbourhood plan area is one of the first steps in the Neighbourhood Plan process. To date, the Neighbourhood Plan is still being prepared, with no formal draft of the neighbourhood plan, including its policies being published. Consequently, there are currently no policies within the Neighbourhood Plan which can be considered in the determination of this application and therefore no weight can be given to this plan in the decision making process for this application.

*Highways:*

A concern was raised from Newton Longville Parish Council in respect of highway safety and the potential need for traffic calming measures, such as changes to speed limits. The Highways Authority have assessed this application and have not raised any issues or requested any calming measures.

*Planning History:*

91/00048/APP - Tip Top Turf Growers Cowpasture Farm, Drayton Road, Newton Longville, Buckinghamshire, MK17 0BU – Application Withdrawn



## REPRESENTATIONS

Since the publication of the original Committee Agenda on 20<sup>th</sup> October 2020, three additional representations have been received in support of the application providing similar comments as those outlined in Appendix A of the Officer's Report which starts on page 26 of the agenda.

Mursley Parish Council (received on 17<sup>th</sup> November 2020):

"Mursley Parish Councillors Objected to this application. The current iteration has no proper assessment on ecology and the environment (the increased lighting needs to be assessed as it has an accumulative effect in the community). Heritage assessments need to be carried out and also a proposal by the developer on any potential impact on the heritage".

Drayton Parslow (received on 10<sup>th</sup> November 2020):

"Drayton Parslow Parish Council have no objections to this proposed planning application."

Newton Longville Parish Council (received on 17<sup>th</sup> November 2020): Appended Below.

## ADDITIONAL CONDITIONS

In addition to the conditions outlined on page 21 of the Committee Agenda, a further condition is recommended restricting the driving range's hours of operation. The condition would be as follows:

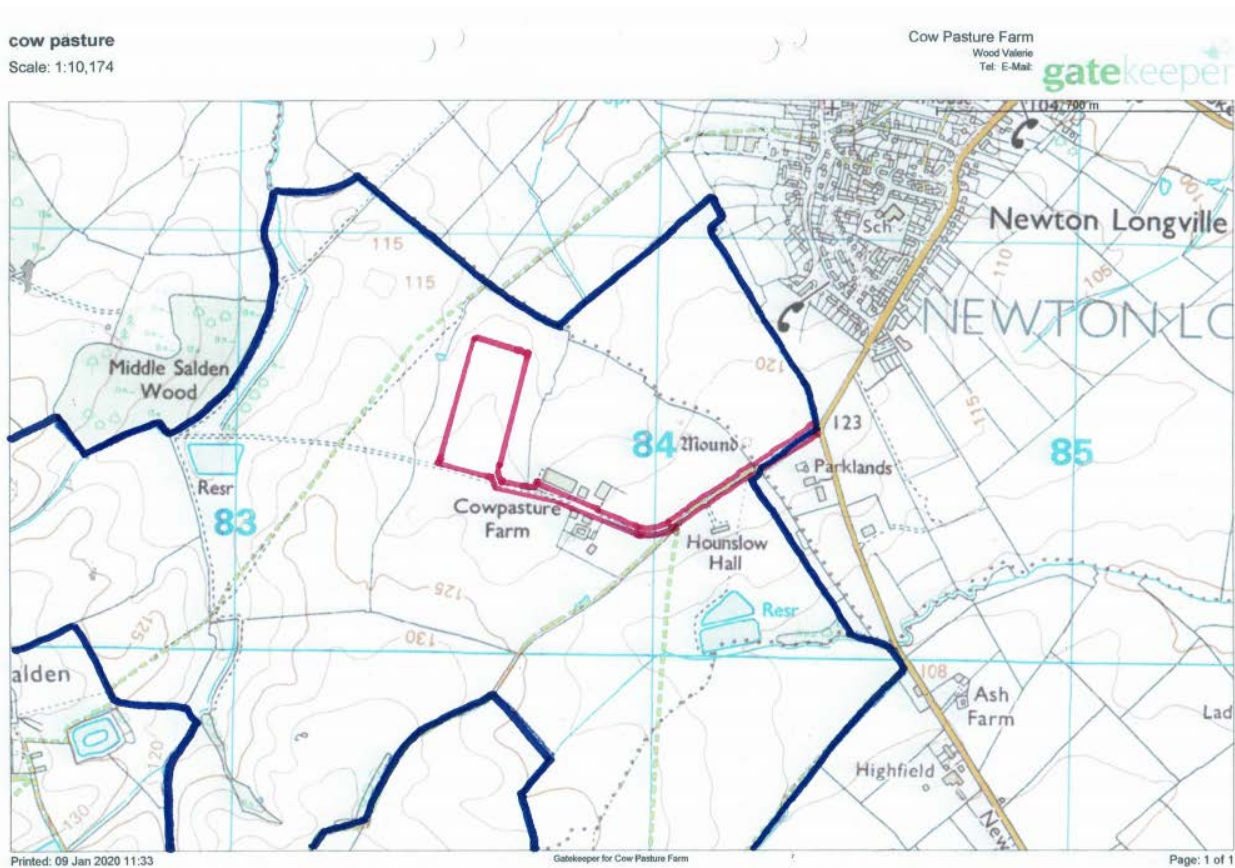
- The development shall not be used for the purposes hereby permitted except between the hours of 08:00 and 21:00 Monday to Sunday, inclusive of Public Holidays.  
Reason: To safeguard the amenity of the area and nearby residential properties in accordance with policies GP8 and GP35 of Aylesbury Vale District Local Plan, emerging policies BE2, BE3 and NE4 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.

## AMENDMENT TO CONDITION(S) FOUND ON PAGE 21 OF THE AGENDA

Condition 6 found on page 22 of the Agenda is sought to be amended (the amendments are underlined) to read as follows:

“No other part of the development hereby permitted shall be brought into use until the access has been modified to include: 1) an additional, suitably located passing bay which widens the access to 4.8m between the turning for Hounslow Hall and the commencement of the bridleway; and 2) surfacing of the existing loose-stone surfaced passing bay with bitumen; and the aforementioned shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. Reason: To minimise danger and inconvenience to bridle way users to accord with policy GP84 of Aylesbury Vale District Local Plan, emerging policy C4 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.”

## ADDITIONAL PLAN



## Appendix 1: Newton Longville Parish Council

## Appendix 1 - Newton Longville PC Comments – 17.11.20

Good morning

Further to my email yesterday, whilst I am hopeful that this application will be withdrawn from the agenda on Wednesday I will nevertheless be submitting a more detailed objection later this morning, despite the inadequacy of the current documentation.

However in addition to the more fundamental issues, there a number of more minor matters as listed below which I will not include in the formal objection at this point, but none the less should be addressed as well as action taken to avoid such issues arising in the future on other applications. I appreciate getting any action taken on these sort of things is outside of your hands, despite all your efforts. So if it would help get these sort of things resolved, I'll be happy to raise with the relevant Cabinet member and/or leader. My chairman has already met with Greg Smith MP recently and discussed ongoing issues with BC (AVDC) so it may be as well we ask Greg to raise with MHCLG to mount a formal investigation.

1. Whilst a revised red line plan was submitted on 22/04/2020 this is not reflected in the redline shown on the planning portal.
2. A document titled "HOUNSLOW\_HALL\_ESTATE\_PLAN\_\_BLUE\_LINE\_BOUNDARY\_- 2199121" is shown on the planning portal as being uploaded on 22<sup>nd</sup> October (see attached). I will be raising issues about the accuracy and validity of this document within our formal objection, bit I do not believe it was available online as at 28<sup>th</sup> October when I sent my email that day. A point that is backed up by the document not being even mentioned in the officer "corrigendum" report of 26<sup>th</sup> October. I would welcome any explanation you can give of how this could have happened. I assume that the "Date Published" is not as it implies the date the file is actually uploaded, but in practice the date manually entered? As further backup to this, I note there is another document which is purported to be published on 22<sup>nd</sup> October "AGENT RESPONSE TO LANDSCAPE COMMENTS", but it is clear from the document that whilst it may well relate to an email from the agent to the case officer on 22<sup>nd</sup> October, the header clearly indicates it was only produced as a file on 16<sup>th</sup> November (yesterday) at 14:39, so to suggest it was "Published" on 22<sup>nd</sup> October is extremely misleading. My believe is that both were only uploaded yesterday afternoon, after my email sent at 9:48.
3. The above point re-iterates the more general point about documents not being added at all to the online planning register, or added only after a considerable delay.
4. In my email to you on 19/02/2020 I raised a number of issues, included in these was that above three documents in Word format – Design & Access; Car Parking and Environment & Ecology – which all give an error when loading. This has not been resolved, as with the wider issue I've raised before

about submissions in Word format, such documents should be converted to something like pdf as Word and Excel are proprietary formats that people do not necessarily have access to. In total there are seven documents submitted by the applicants in Word format and five in Excel format. There are also four documents submitted by consultees in Word format. (A process ought to be in place to require internal BC consultees to respond in a portable format such as pdf.)

5. There are 15 files from the applicants uploaded in .jpg format and one in .png format. For most of these files the description is little more than "Image No x" which is next to meaningless. In addition, there is one file uploaded from a consultee in .tif format. Image formats such as .jpg, .tif and .png are not formats most people can open and so should be converted to something like pdf.
6. There are two files shown as from Natural England. Of these "NATURAL\_ENGLAND\_COMMENTS-2116685" is actually the consultation sent to NE.
7. The response from Drayton Parslow PC is incorrectly shown as a Public Comment from "MRS SUSAN WATSON-NEUTRAL(FULL)", presumably as it has been uploaded through public access, but as I have said before, all such comments should be subject to review and it should be far easier for PC comments to be uploaded irrespective of any "closing date" (which in law is largely irrelevant until an application is actually determined).

Mike

Mike Galloway

Clerk to Newton Longville Parish Council

	Date Published ⇅	Document Type ⇅	Description ⇅	View
<input type="checkbox"/>	10 Nov 2020	Committee Report	OFFICER'S REPORT TO COMMITTEE 18.11.20	
<input type="checkbox"/>	10 Nov 2020	Public Comment	MRS SUSAN WATSON-NEUTRAL(FULL)	
<input type="checkbox"/>	27 Oct 2020	Public Comment	MR WAYNE CRAGG-SUPPORTS(FULL)	
<input type="checkbox"/>	26 Oct 2020	Public Comment	MAUREEN ADAMS SUPPORT COMMENT	
<input type="checkbox"/>	26 Oct 2020	Committee Report	CORRIGENDUM TO OFFICER'S REPORT 28.10.20	
<input type="checkbox"/>	26 Oct 2020	Public Comment	MR JAKUB NOVOTNY-SUPPORTS(FULL)	
<input type="checkbox"/>	22 Oct 2020	Supporting Documentation	HOUNSLOW HALL ESTATE PLAN (BLUE LINE BOUNDARY)	
<input type="checkbox"/>	22 Oct 2020	Supporting Documentation	AGENT RESPONSE TO LANDSCAPE COMMENTS	
<input type="checkbox"/>	20 Oct 2020	Committee Report	OFFICERS REPORT FOR COMMITTEE 28.10.20	
<input type="checkbox"/>	26 Aug 2020	Consultee Comment	BC ECOLOGY COMMENT	

**Fw: [EXTERNAL] RE: 20/00472/APP - Cowpasture Farm Experience The Country Ltd  
Drayton Road Newton Longville Buckinghamshire MK17 0BU**

Danika Hird <Danika.Hird@buckinghamshire.gov.uk>

Mon 16/11/2020 14:39

To: Danika Hird <Danika.Hird@buckinghamshire.gov.uk>

**From:** George Locke

**Sent:** 22 October 2020 15:29

**To:** Andrew Rouse ; Danika Hird; Alan Rouse

**Subject:** [EXTERNAL] RE: 20/00472/APP - Cowpasture Farm Experience The Country Ltd Drayton Road Newton Longville Buckinghamshire MK17 0BU

Danika,

Hope you are well and safe.

Alan sent me your application report for committee.

I appreciate the officer reports need to provide a balance and you are recommending for approval, but I thought it best to provide a response to the Landscape comments as they must have been made very early on without understanding fully the scheme and the biodiversity enhancement and the proposed illuminance. Given the application is going to committee, please see the responses below, just to make it unequivocal.

**Landscape Comments: applicant response**

*In daylight hours there would be a local change in character from rural field to a more manicured suburban character which would be apparent in views from the nearby public right of way, but after dark the additional lighting, added to existing security lighting would have the effect of urbanising a wider area of the local countryside.*

**We assume this comment was made prior to the information provided on the application, including the approved Ecology Management Plan which also included the approved lighting illuminance assessment which demonstrated the fully restricted lightspill in accordance with the Bat Conservation Trust guidance.**

**There are not going to be floodlights erected around the site; only one light is to be mounted on the barn "tee-off" structure.**

**The comment also suggests that monoculture (i.e. existing agricultural field) is to be favoured over biodiversity enhancement.**

**There will not be a manicured suburban character; the scheme creates 30m to 40m biodiversity buffers around the site which will be allowed to be "re-wilded" as per the Ecology officer approved Ecology Management Plan. Furthermore, the central "range" area will therefore not be visible by walkers unless standing at the tee-off barn structure and indeed otherwise would only be visible from an aerial view above the site.**

**The central "range" area itself is not a manicured grassed area but will be simply seeded in accordance with the Ecology officer approved Ecology Management Plan used for planning, it will be mown on an infrequent basis which will again allow native species to re-colonise the site.**

**Again, as has been stated, it is unequivocal that this scheme stops the monoculture on this site and will allow nature to take over again and on balance, biodiversity enhancement is a priority over a rural field.**

*The proposed development would not have an irreversible impact on agricultural land*



*although at least part of the field would be taken out of cultivation for the foreseeable future, and apart from the lighting/floodlighting, the features as described would have relatively little wider visual impact as they are sited near a group of existing buildings.*

**Agreed. No further comment required.**

*There is concern that if the application were to be approved there could be future additional landscape impact in the form of extra floodlighting: ball stop fencing which is usually required and can be quite high; targets, signage and posts; paths; additional booths, car parking, storage and other facilities if the enterprise is successful, etc.*

**The applicant has confirmed there will not be a need for any extra floodlighting or fencing; there are other planning concerns which have also restricted this type of infrastructure.**

**More importantly, this is not a material consideration for this application as any changes would require future planning applications and hence this cannot be used as a reason for refusal on this application.**

*The heavy clay soil does not seem ideal for the proposed use and may require drainage and other modification.*

**This is technically not correct and is fully covered by the approved flood risk and SUDS drainage assessment. Again, the site is to be allowed to be “re-wilded” and the central range area will just be seeded; the geology is not of consequence.**

George

Ark Environmental Consultancy Ltd

[www.floodriskassessment.net](http://www.floodriskassessment.net)

We don't just do Flood and SUDS: we cover all Environmental disciplines. All stages: Planning, Feasibility, Conditions Discharge, Construction Stage

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