

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0742.25

WARD: Upminster **Date Received:** 3rd June 2025

ADDRESS: Cranham Golf Course, St Marys Lane
Upminster

PROPOSAL: Variation of condition No.9 (lighting) of planning permission ref: P1700.24 dated 25/04/2025 to permit the use of lighting (Installation of "GolfPod" Practice Facility with x10 covered bays , synthetic "outfield" of 30m x 30m and netting 30m from the bays and associated landscaping)

DRAWING NO(S): P25079-00-01
P25079-00-01- ISO
0912.03 dated 14.02.25
0912.04s dated 14.02.25
0912.02a dated 14.02.25
photo montage A
photo montage A
Ecological Appraisal - author - Libby Morris dated 19/12/24
0912/06

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The proposal relates to an established golf course, comprising club house, residential above, a large car park (110 parking spaces) and golf course features, mound, lakes, grass, trees.

The application site is located to the south of St. Mary's Lane, outside of the built up area.

It is designated as green belt.

DESCRIPTION OF PROPOSAL

Planning permission has already been granted for the the Installation of "GolfPod" Practice Facility with x10 covered bays , synthetic "outfield" of 30m x 30m and netting 30m from the bays and associated landscaping". The planning permission is subject to a number of conditions including one condition requiring there should be no lighting / illumination.

The proposal is to vary the condition so that the lighting would take place within a limited period.

The application details that the lighting will consist of 5 roof mounted fittings, 4.3m above ground level. To the underside of the structure, there will be 10 light fittings (one for each bay). A lighting design report has been submitted with the application.

RELEVANT HISTORY

Planning permission ref: P1700.24 dated 25/04/2025 was granted for the installation of of "GolfPod" Practice Facility with x10 covered bays , synthetic "outfield" of 30m x 30m and netting 30m from the bays and associated landscaping). Condition 9 of the approved scheme stated that:

There shall be no use of floodlighting on this approved 'golfpod' practice facility.

Reason:

In order to protect nature conservation.

CONSULTATIONS/REPRESENTATIONS

Site notice displayed on site and 193 Neighbour notification letters were issued (following the initial application which had high levels of support, presumably in the main from users of the facility). 2 letters of support and and objection citing the proposal would be detrimental have been received.

Consultee Responses;

Arboricultural services - the positioning of the lighting will not encroach upon retained trees; however, it should be noted that constant light exposure can have a negative effect on tree growth and health in the long term. The supporting statement with this application states that the lighting will be required in the winter months between the hours of 4pm and 10pm. It is recommended that no lighting is permitted beyond this as to not disrupt the biological cloak of the retained trees.

Ecology services;

Subject to condition the proposal is considered to have an acceptable impact upon nature conservation.

Environment protection; No concerns with this application - though these comments are only made with regard to the impact that the lights will have in terms of stat nuisance, not in terms of wildlife or sky light pollution.

RELEVANT POLICIES

The Development Plan

Planning Policy

In accordance with Section 38 (6), the following forms the adopted Development Plan.

The Local Plan (2016-2031) adopted 2021, along with the Mayor of London's, London Plan, (adopted 2021).

The National Planning Policy Framework 2024 (NPPF) is a material planning consideration. The relevant chapters with respect to the pre application schemes;

- 2 - Achieving sustainable development
- 9 - Promoting sustainable transport
- 12 - Achieving well-designed places
- 13 - Protecting Green Belt land
- 15 - Conserving and enhancing the natural environment

The adopted planning policies;

- Policy 12 Healthy communities
- Policy 18 Open space, sports and recreation
- Policy 19 Business Growth
- Policy 23 Transport Connections
- Policy 24 Parking provision and design
- Policy 26 Urban design
- Policy 27 Landscaping
- Policy 30 Biodiversity and geodiversity
- Policy 33 Air quality

Other relevant development plans includes;

The London Plan (2021) where the relevant policies include;

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG5 Growing a good economy
- D4 Delivering good design,
- G2 London's Green Belt,
- S4 Play and informal recreation
- S5 Sports and recreation facilities
- T5 Cycling,
- T6 Car parking

STAFF COMMENTS

Planning permission for the 'golf pod' facility has previously been granted and this proposal seeks only to vary the lighting condition. As such, consideration is limited to issues arising from enabling the provision of floodlighting on the site, particularly with regard to the impact on nature conservation, which was the reason for the imposition of the condition.

GREEN BELT IMPLICATIONS

The principle of the development has already been considered acceptable. The provision of some form of lighting to the approved facility is not considered to have any materially greater impact on the character or openness of the Green Belt.

The matters with respect to amenity, impact upon wildlife, landscaping and ecology have been accepted subject to conditions which would be repeated again here.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed light assessment indicates that the lighting would be limited to the area of the mesh covering the practice area, with no lighting spillage to any residential area. Hence, the proposal would have no impact upon the amenities of the neighbouring occupiers.

With respect to the trees, the Arboricultural adviser advises that subject to limiting the hours of lighting (4pm to 10pm) the proposal would not affect the health the trees.

In terms of ecology, The ecology services have made the following comments;

The Bat Tree Survey Report has been assessed. The recommended mitigation measures should be secured in full. However, the lighting details given are not considered to be sufficient and they therefore recommend a condition for a lighting design strategy, which should show clearer contour lines and demonstrating no upward light spill.

The ecology report does not provide sufficient lighting details and therefore recommend that a lighting design strategy for biodiversity is required by a suitably worded condition.

The proposed biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, incorporating bat boxes on trees and creation of new hedges and green corridors of locally native species is supported.

The advice in response dated 12th February 2025 still applies. It was highlight that a precautionary method statement for protected species is required, as recommended by the Ecological Appraisal submitted for P1700.24.

The recommendation for condition as per Arboricultural and ecology advisers would be recommended to secure the protection of nature conservation, flora and fauna the locality.

KEY ISSUES/CONCLUSIONS

The proposed lighting, subject to conditions, is considered to have acceptable impact upon nature conservation and the local amenity.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of the original approval (25.04.2025)

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC09 (Materials) (Pre Commencement Condition)

No works shall take place in relation to any of the development hereby approved until the details of material including colour and texture of all materials to be used in the external construction of the structures are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area..

3 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

4 Hard Surface Porus/Run-off - application site

All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

5 SC11 (Landscaping) (Pre Commencement Condition)

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with

others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development achieves a satisfactory level of landscape quality.

6 Ecology

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal (Libby Morris, December 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

7 Ecology

If significant on-site enhancements are included within the approved Biodiversity Gain Plan, a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

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initial enhancements, as set in the HMMP, have been implemented; and

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habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

8 Ecology

"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;

b) detailed designs or product descriptions to achieve stated objectives;

c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);

d) persons responsible for implementing the enhancement measures; and

e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

9 floodlighting

The floodlighting hereby approved shall only be in use between the hours of 4pm to 10pm and not at all outside of these hours.

Reason

In order to protect nature conservation and the local amenity and energy efficiency

10 Non Standard Condition 45

Prior to first bringing into use of the lighting hereby approved, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important

routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

11 Non Standard Condition 32

In the event that the structures hereby approved are no longer in use then all the pods, supporting posts, netting, the artificial grass and all associated structures shall all be removed and the grounds be made good and restored to the current conditions with appropriate soft landscaping.

Reason

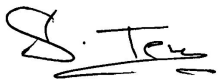
In the interests of visual amenity and the openness of the Green Belt.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer:



Suzanne Terry

31st July 2025