

Minutes

SPECIAL NORTH PLANNING COMMITTEE

10 MARCH 2010

Meeting held at the Civic Centre, Uxbridge

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1.	<p>Members Present:</p> <p>Eddie Lavery (Chairman) Allan Kauffman Carol Melvin Liz Kemp Judith Cooper John Oswell Peter Curling</p> <p>Apologies:</p> <p>Apologies had been received from Councillors Anita MacDonald, Michael Markham and David Payne with Councillors Peter Curling, Liz Kemp and Judith Cooper substituting.</p> <p>Officers Present:</p> <p>James Rodger, Nigel Bryce, Karl Dafe, Syed Shah, Sarah White and Charles Francis.</p>
2.	<p>Declarations of Interest:</p> <p>None</p>
3.	<p>Exclusion of the Press and Public:</p> <p>It was agreed that all items of business would be considered in public.</p>
4.	<p>Consideration of Reports:</p> <p>Reports were considered as set out below:</p>

<p>5.</p>	<p>UXBRIDGE GOLF CLUB, THE DRIVE, ICKENHAM</p> <p>Remodelling works to improve the quality and condition of Uxbridge Golf Course, consisting of reshaping works using imported inert soils and extensive landscaping to enhance visual and ecological amenity.</p> <p>4601/APP/2009/2622</p> <p>In accordance with the Council's constitution a representative of 8 petitions received objecting to the proposal addressed the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • The proposal will require the creation of a new temporary site access, off Skip Lane, to be used in conjunction with the existing access off the A40 slip road. This will cause significant disruption to traffic flows. • The proposal will expose the residents of Harvil Road and Swakeleys Road to months of noise and inconvenience. • There will be significant disruption to local residents from Heavy Goods Vehicles (HGV) over a period of about 100 weeks. • There will be more than a 20% increase in local traffic. • The proposed development is situated adjacent to an area of scientific interest with a rich ecology which will be adversely affected by the development. • The proposed development will adversely affect the drainage of the area and fertiliser may well leech into the water table • The vibration caused by HGVs has already caused significant amounts of damage and this will intensify if the proposal is approved • The size and therefore load capacity of HGVs should be conditioned to reduce their impact on the local road network and surrounding residential buildings • The access to the proposed development site necessitates using residential areas. The incessant movement of vehicles and the associated noise, vibration and pollution are a great source of stress to local residents • The current reasons for refusal stated in the officer report are weak and should be strengthened. Concerns such as the potential damage to property and increased stress could be added as additional reasons for refusal. • The proposed development is "environmental vandalism" in an area of outstanding natural beauty within the Colne 	<p>Action By:</p> <p>James Rodger, Nigel Bryce, Karl Dafe</p>
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Valley Park nature reserve

- The assertion by the applicants that several holes on the golf course are unplayable (due to flooding) is not true. Play is possible all year round and all golf courses suffer from some degree of flooding.
- The scope and direction of the proposed development will put the golf course at financial risk
- The proposed development is contrary to the Council's Green Plan
- The timescales for completion cited by the applicant should be treated with caution
- Landfill is not required to alter the design of the golf course. Information allegedly provided by the course designer suggests that landfill is being used to maximise financial income
- The proposed development may result in HGVs passing residential areas every 43 seconds during peak periods
- The current golf course is already considered to be excellent and hosted the National Championships in 2002 – it does not need to be remodelled
- The proposal will mean the destruction of 100 mature trees, affect local wildlife and give rise to drainage problems
- The proposed remodelling will disadvantage the elderly or those people with mobility difficulties as the gradients will restrict the use of buggies. This will result in the borough losing green fee income
- The applicant is already responsible for the maintenance of the golf course but has a poor track record as they do not have the proper machinery. The applicant has not dressed the greens properly and for 6 months there has not been a (golf swing) practice net available to use
- The proposed 375,000 cubic metres is excessive
- The proposed development will result in the destruction of parkland, woodland and green spaces
- The suggestion that the developers should be limited to a maximum 45 year lease
- The proposed changes to the golf course design will be dangerous as players will need to directly use the fairways to reach hole will expose them to stray golf shots

The agent was not present at the meeting.

A Ward Councillor addressed the meeting. The following points were raised:

- The views of the Ward Councillor are clearly expressed on page 30 of the officer report
- The proposal should be referred back to the Corporate

- Landlord after a decision has been taken
- It will be necessary to ensure that the reasons for refusal are robust so that they can withstand legal challenge
 - 365,000 cubic square meters of required infill is an arbitrary figure due to the proposed contouring of the golf course. What about soil compaction? – soil can be compacted to the ratio of 1:3 and so the figure of 365,000 may well be greater than 500,000 cubic meters
 - Aspects of the development use waste for infill instead of soil and so the threat posed by contamination is significantly increased
 - Members have contacted Mack Trading and requested further information about the proposed development. No information was provided
 - The Ward Councillor visited the Golf Course as a member of the public and found that the current course did not cater for the disabled as no buggies were available for hire, the Club House was closed and so balls could not be obtained. Golf trolleys were in a poor state of repair
 - Will the proposed development improve the course or is this a money making exercise?
 - The Ward Councillor formally requested that the reinstatement (of the golf course) should be made at the earliest possible convenience of the Corporate Landlord

The proposed development at Uxbridge Golf Course is a contentious issue but can only be decided on planning grounds.

After listening to the various concerns, Members felt that before a decision could be made further information needed to be provided by officers on the following points:

1. *Damage to residential property caused by vehicular movements*
2. *The number of HGV movements*
3. *The destruction of trees*
4. *Reference to golf course users who are less able to walk*
5. *Soil compacting*

In relation to the point about damage to property and HGV movements, the Legal Officer advised that vibration was covered by separate legislation. The Head of Planning and Enforcement advised that as the road network is currently used by HGVs vibration could not be upheld on appeal.

With regards to the number of vehicle movements, the Principal Highways Engineer confirmed that the Council had not received a response from the applicant about the revised timetable for the development, the rate a number of deliveries of materials and the degree of soil compaction which would directly

influence the number of deliveries and therefore vehicle movements.

With regards to tree loss, officers confirmed that these had been considered in the usual way but that no specific conditions had been introduced by the trees and landscaping officer.

Officers confirmed that raising the levels on the golf course would make it harder to play the course and if the committee were so minded, a very detailed condition could be imposed which would require the developer to provide ramped access and some re-contouring.

With regards to soil compaction, officers confirmed that a condition could be imposed if this related to un-compacted soil.

During the course of discussions, Members highlighted a number of further concerns. These included:

1. The need to condition tree loss and require a cycle of replanting for those trees lost
2. The need to add an additional ecological condition so that those species which need to be moved, are done so sensitively so that they can thrive elsewhere
3. The proposed number of vehicle movements and the transport of contaminants which might affect the ph levels of the watercourse and the species such as voles and moles.
4. The proposed development and its impact on the Green Belt
5. The underestimation of the number of loads required to deliver the packed volume of landfill by using a volume of 10m³ per truckload instead of the industry standard of 9m³
6. It is illegal to make a change (the proposed changes to the Golf Course) which is detrimental to disabled people
7. The impact of the proposed development on local hedgerows and the habitat to the indigenous wildlife
8. The weight of HGV's and the need to install weigh bridges at all entrance and egress points to the development site

It was moved and seconded that the application be refused for the reasons set out in the report and Addendum sheet with an additional reason for refusal and informative to be added.

Resolved – That the application be Refused for the reasons set out in the report and Addendum sheet with an additional reason for refusal and additional informative to be added as detailed below:

	<p><u>Extra refusal reason:</u></p> <p><i>“The applicant has not demonstrated how the proposal would accommodate adequate provision for accessibility and inclusion for people with disabilities and the less able within the golf course redesign. As such, the development would fail to create an inclusive environment or incorporate the principles of inclusive design, contrary to Policy R16 of the Hillingdon Unitary Development Plan Saved Policies 2007, Policies 4B.1 and 4B.5 of the London Plan (February 2008) and the design principles contained within the adopted Hillingdon Design and Access Statements (HDAS): Accessible Hillingdon”.</i></p> <p>Additional Informative:</p> <p><i>“The applicants attention is drawn to concerns raised through the consultation process (from golfers and golf amenity groups) regarding potential health and safety issues, whereby the new layout will cause golf balls to be hit closer to pedestrian pathways through the golf course”.</i></p>	
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	<p>Meeting closed at: 20:55 p.m.</p> <p>Next meeting: - Next ordinary meeting 16 March 2010</p>	
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These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes are to Councillors, Officers, the Press and Members of the Public.