

**THREE RIVERS DISTRICT COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70  
PERMISSION TO DEVELOP LAND**

To : Mr Jon Moore  
Moor Park Golf Club  
Batchworth Heath  
Rickmansworth  
Hertfordshire  
WD3 1QN

Site : **Moor Park Mansion Batchworth Heath Rickmansworth**

Proposed Development : Creation of new practice ground including re-grading of land, erection of 10m high green netting with support poles and erection of single storey wooden structure to cover teeing area

Ref No : 09/0216/FUL

Date Received Valid: 19 February 2009

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed by you in your application as set out above and shown on plan numbers: **TRDC 001, TRDC 002, 055029-03 A, 055029-02 A, 055029-04 A, 055029-05 A, 055029-07 B, 055029-08, PROPOSED PLANTING AND FENCING, PHOTO 1, PHOTO 2, PHOTO 3**, accompanying the application.

**Consent is subject to the following conditions :-**

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

**Reason:** In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the commencement of the development hereby permitted, details of all materials shall be submitted for approval in writing to the Local Planning Authority and samples shall be made available for inspection on site for the external materials for the proposed buildings.

**Reason:** To ensure that the visual appearance of the development is satisfactory and to meet the requirements of Policies GB1, C9, C13, of the Three Rivers Local Plan 1996 – 2011.

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

**Reason:** To protect the visual amenities of the area, trees and to meet the requirements of Policies GEN3, N15, N16, D6 and Appendix 2 of the Three Rivers Local Plan 1996-2011.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons prior to the occupation of the development; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason:** In the interests of visual amenity in accordance with Policies N15 and N17 of the Three Rivers Local Plan 1996-2011.

- 5 No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

**Reason:** In the interests of visual amenity and to meet the requirements of Policies L5, L6, GEN1, GB1, N13 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

- 6 No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing. This condition will not be discharged before the planning authority has received and approved an archaeological report of the archaeological investigations.

**Reason:** To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development and to meet the requirements of Policies C9 and C14 of the Three Rivers Local Plan 1996-2011.

- 7 No trees on the site shall be removed, lopped or canopies raised until a bat mitigation scheme has been submitted to the Local Planning Authority for approval in writing. The bat mitigation scheme will need to include the results of a survey to determine which trees contain or are likely to contain bat roosts and mitigation measures.

**Reason:** To protect the biodiversity of the Wildlife Site and to meet the requirements of Policies GEN1, N1, N2 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

- 8 No removal or pruning of trees, shrubs or hedges shall be carried out on site between 1st March and 31st August inclusive in any year.

**Reason:** To ensure that any protected species are safeguarded and to meet the requirements of Policies GEN1, N1, N2, N3 and Appendix 1 of the Three Rivers Local Plan 1996 – 2011.

- 9 All materials and building works associated with this development are to be kept within the confines of the identified red line site area. Outside of this restricted area, no materials, debris, pollutants, vehicles or machinery associated with this development shall be stored or used within, or leached into, or access the site through the wildlife site, unless the express permission of the Local Planning Authority has been obtained before hand.

**Reason:** To protect the biodiversity of the Wildlife Site and to meet the requirements of Policies GEN1, N1, N2 and Appendix 1 of the Three Rivers Local Plan 1996-2011.

- 10 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 9 February 2009 and the following mitigation measures detailed therein:

(a) Limiting the surface water run-off generated by the additional underdrainage in the new practice area so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

(b) Provision of surface water storage pond if the soakaway system on the site cannot cope with the critical 100 year rainfall event with the appropriate climate change addition.

**Reason:** To prevent flooding on the site and surrounding area by ensuring the satisfactory storage and disposal of surface water from the site and to meet the requirements of Policies N4 and N5 of the Three Rivers Local Plan 1996-2011.

- 11 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

**Reason:** To protect controlled waters and to meet the requirements of Policies N4 and N5 of the Three Rivers Local Plan 1996-2011.

- 12 No material, waste, soil, rubble or earth, shall be imported onto the site.

**Reason:** To ensure that the practice area is built, retained and maintained in a satisfactory manner, taking into consideration all nature conservation, landscaping, water pollution, soil and waste importation, drainage and biodiversity management issues contained in the Three Rivers Local Plan 1996-2011.

- 13 No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

**Reason:** In the interests of visual amenity and in accordance with Policies N15 and N16 of the Three Rivers Local Plan 1996-2011.

- 14 No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement of Arboricultural Works Scheme) which indicates the construction methods to be used in order to ensure the retention and protection of tree, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the local planning authority.

No operations shall commence on site in connection with the development hereby approved (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

**Reason:** In the interests of visual amenity and in accordance with Policies N15 and N16 of the Three Rivers Local Plan 1996-2011.

- 19 Prior to the commencement of development the existing ground maintenance compound shall be dismantled and all materials including rubble, earth, bricks, waste, skips, containers, vehicles, machinery, shall be removed from the site with destinations of the removed material specified in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the openness of the Metropolitan Green Belt is maintained and the setting of the Listed Building is preserved in accordance with Policies GB1 and C8 of the Three Rivers Local Plan 1996 – 2011.

- 20 Before any development takes place, the undergrowth and scrub on the site shall be cleared. The topography of the site shall be surveyed, recorded and photographed by a qualified archaeologist and submitted in a report to be agreed in writing by the Local Planning Authority.

**Reason:** To ensure that should any historical features be identified they are recorded and to meet the requirements of Policies C8 and C14 of the Three Rivers Local Plan 1996 - 2011

**INFORMATIVES :-**

- 1 Subject to the imposition of conditions attached to this permission, the proposed new practice ground, 10m high netting with support poles and erection of single storey wooden structure to cover teeing area would not have a significant adverse effect on the residential amenities of any neighbouring properties, the openness of the Metropolitan Green Belt, the historic environment, ecology, the local wildlife site or otherwise result in demonstrable harm, to or otherwise result in demonstrable harm, to such an extent to justify the refusal of planning permission. It would meet the requirements of Policies GEN1, GEN1a, GEN2, GEN6, GEN7, GEN8, N1, N2, N3, N4, N5, N6, N9, N10, N13, N15, N16, N17, N23, C2, C8, C9, C13, C14, GB1, D6, T7, L1, L5, L6, L7, and Appendix 1 of the Three Rivers Local Plan 1996 – 2011.
- 2 The applicant is encouraged to incorporate energy saving and water harvesting measures when implementing this permission. Information is available from the Council's Building Control Section, who may be contacted on 01923 727138, and on the website [www.threeriversbuildingcontrol.co.uk](http://www.threeriversbuildingcontrol.co.uk). Any external changes to the building which may be subsequently required should be discussed with the Council's Development Control Section prior to the commencement of work.
- 3 The applicant is advised that the Government has introduced new fees for the written discharge of conditions. Requests can be made by letter or by application form. Forms are available on our website together with further details for the new charges. The fees are payable per request and not per condition. Requests made without the appropriate fee will be returned unanswered. The fees are £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse).

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations and Environmental Protection) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work.

Dated: 22 July 2009

Signed

Geof Muggeridge, Development Manager

For Director of Community and Environmental Services.

On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts  
WD3 1RL