

## WINDSOR RURAL DEVELOPMENT CONTROL PANEL

21 October 2015

Item: 2

<b>Application No.:</b>	15/01567/FULL
<b>Location:</b>	RK Leisure 94A Welley Road Wraysbury Staines TW19 5EP
<b>Proposal:</b>	Replacement of existing lodge, jetty and retaining wall around lake edge (Part Retrospective)
<b>Applicant:</b>	Mr Khalili - Favermead Holdings Limited
<b>Agent:</b>	Not Applicable
<b>Parish/Ward:</b>	Wraysbury Parish

**If you have a question about this report, please contact:** Victoria Goldberg on 01628 683551 or at [victoria.goldberg@rbwm.gov.uk](mailto:victoria.goldberg@rbwm.gov.uk)

### 1. SUMMARY

- 1.1 This is a retrospective application which seeks consent for a replacement building, jetty and a retaining gabion wall around the perimeter of the lake. The new lodge replaces the previous Wraysbury Sailing Club Lodge and has been built on a similar footprint. A change of use is not proposed.
- 1.2 The work is located outside of the SSSI and SPA designations and Natural England are satisfied that there is not likely to be an adverse effect on the site as a result of the development being carried out in strict accordance with the details of the application submitted.
- 1.3 The development facilitates a lawful water based recreation use, development relating to water based recreation is acceptable in Flood Zone 2 and 3 (as detailed in the NPPF technical guidance).
- 1.4 The applicant has agreed to landscape the site to replace the vegetation that has been removed. This action is welcomed but the submitted details are insufficient and therefore a condition will be suggested requiring a scheme to be submitted and agreed in writing.

**It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.**

### 2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Lenton, because of the importance of the application and its significance for Wraysbury.

### 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site contains an artificial lake and surrounding land that has been formed and shaped by the extraction of gravel and subsequent restoration works. The lake is located within a Site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA), but the replacement lodge and the jetty are excluded from these designations. It is also within the Green Belt and an area that is liable to flood (part of the site is located within Flood Zone 3 and the entire site is within Flood zone 2).
- 3.2 The site is accessed from Welley Road and an access road within the site leads to the lodge and jetty that are the subject of this application. The end of the peninsular has been cleared of vegetation to facilitate the work to the retaining wall but the remainder of the site is wooded.
- 3.3 The site has been used as a fishery and recreational sailing lake for over fifty years. Historically the end of the peninsula has accommodated the lodge and the storage of boats relating to the recreational sailing on site.

- 3.4 The lake is positioned to the north of the main part of Wraysbury; residential development abuts both the eastern and western boundaries. The London to Windsor railway line forms the north-eastern boundary of the site.

#### 4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
93/01950/OBCM	Temporary retention of sailing club buildings and use of lake for sailing purposes (retrospective)	No objection: 10.03.1994

- 4.1 The application is retrospective and proposes the retention of a replacement lodge, jetty and the installation of a gabion retaining wall around the lake edge.
- 4.2 The new lodge replaces the previous Wraysbury Sailing Club Lodge and has been built in the same position. The lodge has a steel frame construction which has been finished with wooden cladding. It has a pitched roof finished in slate and contains metal framed windows.
- 4.3 The land surrounding the lake is an unstable mix of rock, gravel and soil that was contained by wooden sleepers. A Gabion retaining wall has been used to replace the wooden sleepers that had started to rot and stabilise the land. The gabion wall is positioned around the perimeter of the lake and consent for this work has been obtained from Natural England.
- 4.4 The reconstructed jetty extends approximately 40m into the lake from the end of the peninsula. The gabion wall surrounds the jetty and the surface has been finished in concrete. It is approximately 6.5m wide extending to 13.2m at the octagonal end. The jetty replaces a former structure of a similar size albeit in a different shape. The jetty that is the subject of this application is straight whereas the former jetty curved towards the lodge.

#### 5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

##### Royal Borough Local Plan

- 5.1 The main strategic planning considerations applying to the site and the associated policies are:

	Green Belt	Flooding	Nature Conservation	Trees	Design	Recreational Development
Local Plan	GB1,GB2	F1	N9	N6	DG1	R8, R13

- 5.2 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Interpretation of Policy F1 – Area Liable to Flood

More information on these documents can be found at:

[http://www.rbwm.gov.uk/web/pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm)

##### Other Local Strategies or Publications

- 5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment - view at: [http://www.rbwm.gov.uk/web\\_pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm)
- RBWM Strategic Flood Risk Assessment - view at: [http://www.rbwm.gov.uk/web\\_pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm)
- RBWM Visitor Management Strategy - view at: [http://rbwm.gov.uk/web/meetings\\_080522\\_agenda\\_cabinet.htm](http://rbwm.gov.uk/web/meetings_080522_agenda_cabinet.htm)

<ul style="list-style-type: none"> <li>•</li> </ul>	<p>National Planning Policy Framework</p> <p>Core Planning Principles</p> <p>Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision taking. These twelve principles are that planning should:</p>
	<ul style="list-style-type: none"> <li>• be genuinely plan-led, empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;</li> </ul>
	<ul style="list-style-type: none"> <li>• not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;</li> </ul>
	<ul style="list-style-type: none"> <li>• proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;</li> </ul>
	<ul style="list-style-type: none"> <li>• always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;</li> </ul>
	<ul style="list-style-type: none"> <li>• take account of the different roles and character of different areas promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;</li> </ul>
	<ul style="list-style-type: none"> <li>• support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and encourage the reuse of existing resources including conversion of existing buildings and encourage the use of renewable resources (for example, by the development of renewable energy);</li> </ul>
	<ul style="list-style-type: none"> <li>• contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land or development should prefer land of lesser environmental value, where consistent with other policies in this Framework;</li> </ul>
	<ul style="list-style-type: none"> <li>• encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;</li> </ul>
	<ul style="list-style-type: none"> <li>• promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);</li> </ul>
	<ul style="list-style-type: none"> <li>• conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations;</li> </ul>
	<ul style="list-style-type: none"> <li>• actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable; and</li> </ul>
	<ul style="list-style-type: none"> <li>• take account of and support local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.</li> </ul>

## 6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i The significance of the site's SSSI and local wildlife site designations and whether the principle of development within this ecologically sensitive area is acceptable;
- ii Whether the proposal would be appropriate development in the Green Belt, and if not whether there are any very special circumstances that would clearly outweigh the harm caused to the Green Belt by reason of its inappropriateness and any other harm caused by the development
- iii Whether the development would impede the flow of flood water, reduce the capacity of the flood plain to store flood water, or increase the number of people or properties at risk from flooding
- iv Impact on significant trees  
  
and;
- v The appearance of the building, jetty and retaining wall

6.2 Paragraph 118 of the National Planning Policy Framework stipulates that '*proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted*'.

### **The significance of the site's SSSI, SPA status and local wildlife site designations and whether the principle of development within this ecologically sensitive area is acceptable**

6.3 The South West London Waterbodies Ramsar/ SPA and Wraysbury Gravel Pits SSSI are statutory designated sites. They comprise a series of reservoirs and former gravel pits that support internationally important numbers of wintering gadwall and shoveler and the open water with areas of grassland and woodland supporting a number of wetland plant and animal species. There are no noteworthy species of flora listed within the Ramsar criteria for the site but there are a number of noteworthy species of waterfowl listed. The SSSI/SPA does not include the land at the end of the peninsula which is the area that is detailed within this application. The retaining gabion wall and jetty border the SSSI/SPA but the lodge is outside of the designation.

6.4 Natural England who were consulted on the application have advised that given the nature and scale of the development, they are satisfied that there is not likely to be an adverse effect on the site as a result of the development being carried out in strict accordance with the details of the application submitted. They have therefore confirmed that the SSSI should not represent a constraint in determining the application.

6.5 Local Plan policies R8 and R13 offer some support for the development of new recreational facilities. Policy R8 provides for such development provided that the proposal would not result in significant environmental or highway problems, or where it would conflict with any other policies of the Local Plan. Policy R13 provides for recreational use subject to:

- 1) adequate provision for access and parking facilities; and
- 2) the proposal not causing significant harm to agricultures landscape features, wildlife habitats, the open and undeveloped character of the countryside; and
- 3) the proposal not adversely affecting the amenities and safety of local residents and other users of the countryside. Any additional building content must be kept to a minimum and, and existing buildings should be re-used wherever possible.

6.6 A change of use is not proposed and therefore the existing access and parking facilities are adequate. The applicant has removed a number of trees and smaller vegetation from the site,

however, he has agreed to implement a landscape proposal to address the loss of vegetation and it is considered that any landscaping secured by condition could enhance the overall environment. The building is located on the same footprint as the previous lodge and therefore it is contained within the developed part of the site and as a result does not significantly harm the open and undeveloped character of the countryside.

- 6.7 The applicant has advised that during refurbishment the former building was found to be structurally unsound and therefore it was necessary to erect a new building. The building considered acceptable as the building has largely the same footprint as the former lodge and it is located in the same position. The development is not positioned in close proximity to any residential properties and it is considered that the impact of the lodge, jetty and gabion wall will be no different from the prior arrangement. As such the development will not adversely affect the amenity or safety of local residents.

**Whether the development would be appropriate development in the Green Belt, and if not whether there are any very special circumstances that would clearly outweigh the harm caused to the Green Belt by reason of its inappropriateness and any other harm caused by the development.**

- 6.8 Paragraph 89 of the NPPF stipulates that the construction of new buildings should be regarded as inappropriate in the Green Belt with a number of exceptions. One of these being that replacement buildings may be appropriate, providing the new building is in the same use and not materially larger than the one it replaces.
- 6.9 Local Plan Policy GB1 similarly sets out the types of development that are appropriate in the Green Belt and requires that inappropriate development proposals will only be permitted if 'very special circumstances' can be demonstrated. One appropriate form of development is detailed as essential facilities for outdoor sport and outdoor recreation which preserve the openness of the Green Belt. Engineering (i.e. ground works) and other operations which maintain openness and do not conflict with the purposes of including land in the Green Belt are also detailed as appropriate development in the context of Policy GB1. Policy GB2 requires that Green Belt development proposals must not have a greater impact on the openness of the Green Belt than the existing development, or harm the character of the countryside due to a number of factors that include (1) the scale, siting, design and materials proposed and (3) the material increase in the scale of development on site.
- 6.10 The replacement lodge has a similar footprint to the former building and is located in the same position. When the submitted floor plan is compared to aerial photography (illustrating the footprint of the former lodge (see Appendix B)) it is evident that the build is not materially larger than the original structure. The applicant states that the newly built lodge performs the same functions as the former building i.e. it contains a lounge area with kitchen, bar and toilet facilities and as such it is compliant with the NPPF. A condition will be imposed to ensure that the use of the lodge is restricted in this sensitive location. As the building is not materially larger than the former building and because it is positioned on the developed end of the peninsula, it does not have a greater impact on the openness of the Green Belt than the previous lawful arrangement.
- 6.11 The newly erected jetty and retaining gabion wall represent an engineering operation and can therefore be considered as appropriate development providing the development does not have a greater impact on the openness of the Green Belt than the existing development, or harm the character of the countryside due to the factors identified in Policy GB2. To ensure that the gabions do not adversely affect the character of the countryside or the openness of the Green Belt the front edge of the gabions (around the lake edge and jetty) will be planted with native marginal vegetation (using coir logs) from a list of species agreed with Natural England. This will create a 'reed bed' fringe that will be of benefit to wildlife and screen the gabions once established. The 'reed bed fringe' once established, will be at least 1m wide and will extend around the entire length of the gabion wall. The reeds and other plants will be protected by chicken wire netting or similar during their establishment phase (to prevent them being eaten/pulled out by swans and geese) and the wire will be removed once the plants have established. Once the reed bed fringe has established the gabion wall will no longer be visible.

**Whether the development would impede the flow of flood water, reduce the capacity of the flood plain to store flood water, or increase the number of people or properties at risk from flooding.**

- 6.12 The site lies within an area that is liable to flooding. The entire site is located within Flood Zone 2 but the lake and the edge of the peninsula fall within Flood Zone 3. As such the lodge is positioned within Flood Zone 2 but the jetty and retaining gabion wall are positioned within Flood Zone 3.
- 6.13 Paragraph 100 of the NPPF details that there should be a sequential approach to development in areas liable to flood and inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. In terms of the application of the sequential test it is considered that the lodge is required in connection with the lawful use of the site as a fishing lake and therefore must be positioned within the site. It is located within the lowest flood zone (2) within the site and is a water compatible development thus making it compliant with the NPPF.
- 6.14 The NPPF technical guidance stipulates that water based recreation excluding sleeping accommodation is water compatible and as such development relating to water based recreation is acceptable in Flood zone 2 and 3 as detailed in the Flood Risk Vulnerability and Flood Zone Compatibility Table (Table 3). As such the development does not need to pass the exceptions test.
- 6.15 Local Plan Policy F1 confirms that within areas liable to flooding, development will not be permitted for non residential development, unless it can be demonstrated to the satisfaction of the borough council, that the proposal would not itself or cumulatively in conjunction with other development 1) impede the flow of flood water; 2) Reduce the capacity of the flood plain to store flood water or 3) increase the number of people at risk from flooding.
- 6.16 The lodge is located in flood zone 2 on an existing hard surface and on a similar footprint to the building it replaces; as such it will not result in a reduction in the capacity of the flood plain when compared to the former arrangement. The gabion wall will allow flood water to infiltrate between the rocks and the reed fringe once established will act to absorb flood water and create a habitat for wading birds. The replacement jetty will allow water to wash over it and will not affect the capacity of the flood plain to store water compared to the former jetty. The submitted Flood Risk Assessment demonstrates that the development will result in a betterment in the sites ability to store flood water. Accordingly the development is compliant with Local Plan Policy F1 and the NPPF.

**Impact on significant trees**

- 6.17 The applicant has removed a number of trees and smaller vegetation from the borders of both the North West and North- South areas of the sailing club. Consent was not required to remove these trees as they were not protected; however, the applicant has agreed to landscape the area to enhance it. A landscape proposal has been provided but the details submitted are inadequate.
- 6.18 A more detailed landscaping plan will need to be secured by condition. The details within any submitted landscaping plan should include the type of species, numbers, areas and density of planting. Information will also be required regarding the planting preparation, maintenance and management of landscaping. The applicant is advised to gain the advice of a landscape architect and ecologist in the formulation of suitable proposals.

**The appearance of the building, jetty and retaining wall**

- 6.19 The lodge replaces a dilapidated building that the applicant advises was structurally unsound. The replacement lodge is well constructed and is considered to be an improvement when compared to the previous building. It is finished in high quality wooden cladding and has a pitched roof finished in slate.

- 6.20 The gabion wall is designed to be hidden as soon as the reed bed fringe establishes. The creation of a one metre deep fringe around the lake will enhance its appearance and will benefit local wildlife. The appearance of the replacement jetty is acceptable and will soften as the reed bed around it establishes. The growth of this vegetation will also result in the jetty better relating the main peninsula.

## 7. CONSULTATIONS CARRIED OUT

### Comments from interested parties

The application was advertised in the Maidenhead & Windsor Advertiser on the 28<sup>th</sup> May 2015.

The planning officer posted a statutory notice advertising the application at the site on the 28<sup>th</sup> May 2015.

28 letters were received supporting the application, summarised as:

Comment		Where in the report this is considered/response
1.	<p>If the lodge is half as good as the one R K Leisure built at Horton then it will be an asset for the local community. However this area is in an S.S.S.I site and total protection must be given and restrictions put in place on the planning permission. Fishing goes hand in hand with this type of use and we are fully in favour.</p> <p>We would like to see restrictions put in place to ensure that the site be used only for fishing. Were RK Leisure to sell the site or the company be taken over it could potentially be used for a nightclub or other noisy venue. This would disturb the migrating birds and other wildlife on the lake as well as being disturbing to neighbours and this is something we would object to.</p>	6.10
2.	As RK leisure are allowing public access to 'recreational areas' of the lakes as per their concluding statement can this requirement be included in a legally binding agreement e.g. Section 106 if the application is passed by the committee.	A S106 agreement is not required to justify the development.
3.	Fished here during the RAF champs last year. Would have been the icing on the cake to have had a club house in which to hold our AGM	Noted.
4.	Perfect addition to an already established lake. All venues need a club house as this holds a place for meetings and an anglers meet and social area.	Noted.
5.	Everything they are doing is hugely beneficial for the angling community and trade. The new lodge will help the angling industry by supporting the trade and introducing new people and youngsters into the ever growing trade that is carp fishing.	Noted
6.	RK Leisure have made a huge difference in Wraysbury and have brought the look of our village up to a high standard and I believe our community will thrive with the improvements made.	Noted.
7.	What a great building to have on the complex. The development would be great for more reasons than could ever be imagined as the team really do know how to promote the sport.	Noted

8.	RK Leisure have made huge improvements to the lakes facilities and surroundings. Many friends have visited the site for fishing trips with their family and friends and love what RK Leisure have done. I am in full support of the upgraded facilities and look forward to spending time on the famous lakes with my family.	Noted.
9.	When the site was purchased it was in a massive state of ruin, it was littered with fallen trees and undergrowth, it was only fishable by boat, it was unsafe and generally a risk to fish for anglers. Now the swims are lush and roomy and the actual lodge being constructed would put most homes to shame, such is the tasteful design and construction involved.	Noted
10.	With the facilities and capacity that the venue now has, a potential influx of up to 2000 anglers a season could bring a vast amount of revenue to the local community.	Noted
11.	RK Leisure support many team and charity events and this facility would allow them to increase support by offering a secure, comfortable building. RK have been a long term supporter of the Royal Air Force Carp team and facilities like this should be encouraged.	Noted.
12.	We would like to run further televised international events at the venue but cannot do so until there is infrastructure on site to compliment the high standard of the lakes.	Noted
13.	RK Leisure have already proved they are committed to improving the facilities at Wraysbury, have made the site safe and secure, and if allowed to build a clubhouse, will make the fishing experience even better. From our perspective we would implore you to grant planning permission as it will enhance our events and help us to raise even more money for MacMillan- we have nearly raised £500,000 already.	Noted
14.	The facilities give a safe and clean environment to those taking part in the fund raising events that could last for several days as well as there family and friends that support them.	Noted.

25 letters were received objecting to the application, summarised as:

Comment	Where in the report this is considered/ response
1. The area of the lake included in the landscaping statement encompasses land not owned by RK leisure. The area belongs to the Scout Association Trustees of Wraysbury Scouts who have not given consent for the land to be included in the application.	6.17-6.18 The landscaping scheme submitted is inadequate. As a result it will not form part of the decision.
2. The applicants have transported huge amounts of aggregate along local roads, the aggregate has then been piled into the lake bed. A total disregard of the environmental aspects, the pollution, the flood status of the area, the local community and wildlife. You do not need a huge jetty, quarry wall, large clubhouse, infrastructure and so on to fish in lakes	The imported aggregate was required to erect the gabion retaining wall approved by Natural England .This wall is required to stabilise the banks of the lake. The jetty, retaining wall and building are all replacements for development



		that was formerly lawfully located on site.
3.	Possible infringements of the Green Belt  Wildlife has been affected.	6.8-6.11  The ecologist and Natural England have not objected to the work.
4.	RKL cut down their own healthy trees and shrubs, ground coverage etc. under SSSI  RKL altered the entrance compound	The vegetation and trees were removed lawfully. The vegetation was not protected and it is not located within the SSSI.  The application does not include any work done to the access.
5.	The application form was not submitted until March 2015 and without seeking the Councils advice. It had unreadable plans, ignored the possible impact of flooding and had not been signed nor dated nor provided the applicants contact details. Is the application, therefore legal and should it have been accepted. It is unbelievable that work has been allowed to continue for this length of time without any enforcement action.	The information submitted as part of the application complies with the required national standards. It is therefore valid. The application was submitted following an enforcement investigation. Enforcement action is discretionary and it is not appropriate to initiate when a planning application is pending determination.
6.	It is a travesty that this green space has been fenced off.	The site is privately owned and access to the site is not a material consideration in this application.
7.	Destruction of SSSI and natural habitats	6.3-6.4

### Statutory consultees

Consultee	Comment	Where in the report this is considered
Natural England	Given the nature and scale of the development, Natural England are satisfied that there is not likely to be an adverse effect on the site as a result of the development being carried out in strict accordance with the details of the application submitted. They have therefore confirmed that the SSSI should not represent a constraint in determining the application.	6.4
Environment Agency	The submitted Flood Risk Assessment (FRA) details that there will be a reduction in built footprint of 113 square metres as a result of the development. The FRA also states 'the existing sleepers and iron structures will be replaced with stone gabions. These gabions will be constructed by excavating existing land and freeing a greater volume into the floodplain. As a result the Environment Agency	

	have removed their objection.	
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### Other consultees and organisations

Consultee	Comment	Where in the report this is considered/ response
Parish Council	The Parish Council considered that the applicant had failed to supply sufficient information or detailed plans with dimensions. The claimed benefit to the community could not be proved as at present, members of the public were barred from the site. Additionally, they considered that the change of use to a commercial venture would lead to a significant intensification of the use of the site. It was the Councillors' stated intention to submit photos of the site when it was a sailing club, to further demonstrate its previous use, and visual appearance.	The information and plans submitted are sufficient to determine the application.  The application does not propose a change of use.
Environmental Protection	The applicant is required to consult with the Environment Agency and demonstrate that the use of aggregates is fully compliant with the Environment Agency's Quality protocol.  It is suggested that a condition is imposed detailing a dust management plan detailing mitigation measures to control dust emission arising from the access road.	This is a matter for the Environment Agency., It is not a material planning consideration and therefore cannot form part of the assessment of this application.  The development on site is complete and therefore a condition relevant to the application cannot be imposed.
Trees	The submitted landscaping details are inadequate. The applicant needs to gain the advice of a landscape architect and ecologist in the formulation of suitable proposals. We need to know exactly what they are planting and where, species, plant provenance, densities, stock type, sizes, numbers, planting preparation, protection, maintenance to ensure establishment and management regimes for the meadow areas etc.. We also need to see ground/soil profiles as they had dumped hard core in some of the area which is supposed to be 'soft'. We also need references to quality assurance.	6.18
Highways	From a highway perspective, replacing the existing lodge and jetty will have little or no highway implications after completion of the works.	Noted.
Ecologist	It is recommended that all future works including landscaping should be undertaken out of the wintering bird season (which runs between September and March inclusive) in order to prevent disturbance to overwintering bird species, in particular gadwall and shoveler.  A more detailed landscaping plan should be	Noted

	<p>provided to the Local Planning Authority. The details within the landscaping plan should include type of species, numbers, areas and density of planting. The plan should also include the planting preparation, maintenance and management of each area of landscaping.</p> <p>It is recommended that details of the outside up lighting on the building are submitted to the Local Planning Authority for their approval in order to prevent an adverse effect on overwintering bird species, in particular gadwall and shoveler.</p> <p>All planting should be native and of local provenance (<i>i.e.</i> species that are already found within the Ramsar/SPA/SSSI).</p> <p>Vegetation planting should be designed to screen the car park and picnic areas in order to reduce the recreational impacts to the SPA.</p> <p>Planting of the trees should be set back from the gabions, in order to allow the aquatic vegetation to thrive and it is recommended that an appropriate grass or wildflower mix, suitable for planting adjacent to the waters edge is used.</p>	
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7.1 A number of objections have been received that are either not relevant to the application or relate to matters that are not material planning considerations. Some of the issues being raised include; harassment, trespassing, the work on site devaluing properties and public access to the site. These matters have not been addressed for the reasons set out above.

## 8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – Aerial photography

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

## 9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 Within two months of the date of this decision, details of a landscaping scheme shall be submitted to the Local Planning Authority for written approval. The scheme should include details of what is being planted and where, species, plant provenance, densities, stock type, sizes, numbers, planting preparation, protection, maintenance to ensure establishment and management regimes for the meadow areas. The landscaping proposal will need to be informed by a landscape architect and ecologist. Any amendments to the existing landscaping on site scheme shall be planted between April and August 2016 (in order to avoid the wintering bird season).

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1 and N9.

2 Within two months of the date of this decision, details of the proposed outside up lighting on the building should be submitted to the Local Planning Authority for approval. Any lights positioned on the building should not be turned on until written consent has been obtained from the Local Planning Authority.

Reason: In order to prevent an adverse effect on overwintering bird species, in particular gadwall and shoveler and to ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1 and N9.

3 The building hereby approved shall only be used in conjunction with the lawful fishery and recreational sailing lake use of the site.

Reason: In order to prevent an adverse effect on overwintering bird species, in particular gadwall and shoveler and to ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1 and N9.