
Sent: 16 April 2020 11:30
Subject: FW: 20/0321/FUL (MLPD 19010) Land at Broom Park Nurseries and Five Acres Exeter Road Topsham - Objection
Attachments: Final Letter EGCC 15 April 2020[2][1].doc; Final Letter EGCC 15 April 2020[2][1].pdf; ExeterG&CC-NewPracticeGround2020Fence[1][2].pdf; Exeter City Council[2][1][1].pdf; Letter 1 16 December 2019 MLPD Land Adjoining Exeter Road Topsham December 2019[1][1][2][2][1][1].doc

From: James McMurdo [mailto:james@mcmurdolpd.com]
Sent: 16 April 2020 10:51
To: Michael Higgins ; Planning Consultation
Cc: Will Gannon ; chris.jones@exetergcc.co.uk; Charles Kislingbury
Subject: 20/0321/FUL (MLPD 19010) Land at Broom Park Nurseries and Five Acres Exeter Road Topsham - Objection

Dear Mike

20/0321/FUL (MLPD 19010) Land at Broom Park Nurseries and Five Acres Exeter Road Topsham – Objection

Hope you and yours are safe and well in trying times.

Please find attached a letter of objection with enclosures (in word and pdf formats) to the above named planning application on behalf of our client Exeter Golf and Country Club.

As always, any questions please just ask.

Thank you.

Yours sincerely

James

James McMurdo MRTPI MRICS

Director

McMurdo Land Planning and Development Ltd

a The Basement Office, 4 Baring Crescent, Exeter, EX1 1TL

e james@mcmurdolpd.com

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r 19010 **20/0321**

FAO Michael Higgins
Development Control
Exeter City Council
Exeter
EX1 1JJ

16 April 2020

By email only to Michael.higgins@exeter.gov.uk; and consultations@exeter.gov.uk

Dear Michael,

MLPD 19010 20/0321/FUL Planning Application for the Construction of 64 Dwellings Land at Broom Park Nurseries and Five Acres Exeter Road Topsham Exeter EX3 0LY

Previous correspondence refers, in particular our letter to you of 16 December 2019 (attached, concerning ECC planning application 19/1465/OUT).

Our client, Exeter Golf and Country Club (EG&CC), which shares boundaries with the application site, **objects** to the above named application at this time because:

- The proposed residential development would be too close to the existing Topsham Golf Academy and would compromise the safe operation of it to the detriment and endangerment of the future residents of the proposed housing.
- The proposed residential development would be too close to the Topsham Golf Academy's intensively used floodlit short game area and glare from the floodlights would adversely affect the amenities of future residents of the proposed dwellings.

EG&CC retains world renowned Golf Architect Mr Tom Mackenzie of Mackenzie & Ebert who has provided advice to our client on the application. Our client has shared that advice with the applicants but has heard nothing further from them.

Effectively, Mr Mackenzie confirms in his advice that in order for the future residents of the proposed development to be safe, allowing for the existing Topsham Golf Academy facility to continue to operate as it does now, 30 metre high and 20 metre high fencing would have to be erected along the shared boundaries. (Please see the attached plan prepared by Mackenzie & Ebert). (This does not deal with glare issues.)

With these things in mind we would strongly request that the application is not determined until you have fully appraised the safety issues, the mitigation required, and consulted further with EG&CC's senior management team and team of consultants.

Should the Council opt to approve the application without appraising the safety issues, the mitigation required, and without consulting further with our client, our client respectfully requests that it should impose a similar condition to that it imposed on planning permission Ref: 18/1849/RES (11/1291/OUT) for Phase 2 at Seabrook Orchards, Exeter.

Condition 27 attached to that permission requires that *"prior to the commencement of any development....a scheme for mitigating the effects of the housing development on the adjacent golf...[facilities]....shall be submitted to and agreed in writing by the Local Planning Authority"* with the agreed scheme of works to be implemented prior to the occupation of any dwellings.

You will recall that that the condition was imposed to ensure that appropriate measures were put in place to minimise the potential adverse impact of the development upon the operation of our client's golfing facilities and to protect the residential amenities of future occupants of the approved dwellings.

EG&CC are available for consultation on this matter and respecting the current lock down provisions are happy to meet virtually (via e.g. zoom or skype) to suit all parties. The appropriate contacts at EG&GC are: Mr Will Gannon, the Chair; Mr Chris Jones, the General Manager; and, Mr Charles Kislingbury of lead consultants, Kislingbury Property Consultants, all of whom are copied into this letter.

Thank you.

Yours sincerely

James

James McMurdo MRTPI MRICS

Director

For and on behalf of McMurdo

Enc: Mackenzie & Ebert Plan; letter from ECC; letter to ECC of 16/12/19

Copies: as above

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r 19010 **20/0321**

FAO Michael Higgins
Development Control
Exeter City Council
Exeter
EX1 1JJ

16 April 2020

By email only to Michael.higgins@exeter.gov.uk; and consultations@exeter.gov.uk

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- The proposed residential development would be too close to the Topsham Golf Academy's intensively used floodlit short game area and glare from the floodlights would adversely affect the amenities of future residents of the proposed dwellings.

EG&CC retains world renowned Golf Architect Mr Tom Mackenzie of Mackenzie & Ebert who has provided advice to our client on the application. Our client has shared that advice with the applicants but has heard nothing further from them.

Effectively, Mr Mackenzie confirms in his advice that in order for the future residents of the proposed development to be safe, allowing for the existing Topsham Golf Academy facility to continue to operate as it does now, 30 metre high and 20 metre high fencing would have to be erected along the shared boundaries. (Please see the attached plan prepared by Mackenzie & Ebert). (This does not deal with glare issues.)

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Thank you.

Yours sincerely

James

James McMurdo MRTPI MRICS

Director

For and on behalf of McMurdo

Enc: Mackenzie & Ebert Plan; letter from ECC; letter to ECC of 16/12/19

Copies: as above

Exeter Golf & Country Golf Club Topsham Academy - Fencing Along Proposed Heritage Development

This shows the extent of fencing that may be needed to provide as close to a safe solution for housing alongside the Topsham Academy.





City Development, Civic Centre, Paris Street,
Exeter EX1 1NN

01392 265223
www.exeter.gov.uk/planning

The Owner/Occupier
Topsham Golf Academy
Exeter Road
Topsham
Devon
EX3 0LY

Our Ref: 20/0321/FUL
Please ask for: Michael Higgins
Direct Line: 01392 265616
Date: 24th March 2020

Dear Sir/Madam

LOCATION: Land At Broom Park Nurseries And Five Acres , Exeter Road, Topsham, EX3 0LY

PROPOSAL: Demolition of existing buildings: Proposed residential development of 64 no. residential units, including affordable housing, plus open space, landscaping, car parking, cycle spaces, drainage, vehicular access, internal roads, provision of link road and all associated infrastructure and development.

APPLICATION NUMBER: 20/0321/FUL

The Council has received an application for planning permission to carry out the above development. A copy of this application and accompanying documents can be viewed on our website, where you can also make comments: <http://publicaccess.exeter.gov.uk/online-applications/>

If you have any questions about this application, please contact the Planning Officer:

Address: Exeter City Council, City Development, Paris Street, Exeter, EX1 1NN
Tel: 01392 265616 **Email:** consultations@exeter.gov.uk;

Please note that all written representations can be viewed by the public and cannot be treated as confidential. However, your signature, telephone number or e-mail address will not be reproduced on the Council's website. The decision will be posted on the Council's website once it is made.

The closing date for representations is 16 April 2020.

Our Privacy Notice can be found here Exeter.gov.uk/DataProtection

Yours faithfully,

A handwritten signature in black ink, appearing to read "Michael Higgins".

Michael Higgins
Principal Project Manager (Development)

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r 19010

FAO Michael Higgins
Development Control
Exeter City Council
Exeter
EX1 1JJ

16th December 2019

By email only to Michael.higgins@exeter.gov.uk

Dear Michael,

MLPD 19010 19/1465/OUT Outline Planning Application for the Construction of up to 24 Dwellings (Use Class C3) Land Adjoining Exeter Road Topsham Exeter EX3 0LY

We write on behalf of Exeter Golf and Country Club (our “client”).

Whilst our client does not want to object to the above named application made by Burrington Estates, at this time, they have justifiable concerns about the scheme and the close relationship between the proposed development land and their adjoining Topsham Golf Academy.

You will be aware that the Topsham Golf Academy is a unique and comprehensive golf practice and coaching venue. It is a **floodlit** facility offering the ability to practice and teach all aspects of golf, via eight all-weather golf practice bays, an all-weather short game area and an all-weather putting green.

In recent years, planning permissions (e.g. Lower RNSD Site Topsham Road Exeter (Ref: 07/2169/OUT)) have threatened our client’s golfing facilities and necessitated significant work by our client to justify and implement costly design changes and additional boundary structures/treatments to ensure the safety of new residents (e.g. Erection of Netting Along the Golf Course Boundaries (Ref: 13/3822/FUL)).

In this vein, we respectfully draw the Council’s attention to the fact that the proposed houses would be close to the floodlit (there may be glare issues for future residents),

intensively used, all-weather short game area (there is a risk that mis-hit golf balls would affect the occupiers of the proposed dwellings) of the Topsham Golf Academy.

Especially with these things in mind our client respectfully suggests that should the Council approve the application it should impose a similar condition to that it imposed on planning permission Ref: 18/1849/RES (11/1291/OUT) for Phase 2 at Seabrook Orchards, Exeter.

Condition 27 attached to that permission requires that *"prior to the commencement of any development....a scheme for mitigating the effects of the housing development on the adjacent golf...[facilities]....shall be submitted to and agreed in writing by the Local Planning Authority"* with the agreed scheme of works to be implemented prior to the occupation of any dwellings.

The condition was imposed to ensure that appropriate measures were put in place to minimise the potential adverse impact of the development upon the operation of our client's golfing facilities and to protect the residential amenities of future occupants of the approved dwellings.

Our client would urge due consideration of the foregoing factors when determining the application and would be very happy to liaise with the Council and the applicants as necessary to ensure that their important and popular golfing facilities in the City are not prejudiced by housing development.

As always, please do get in touch if you have any questions.

Thank you and Merry Christmas.

Yours sincerely

James

James McMurdo MRTPI MRICS

Director

For and on behalf of McMurdo