

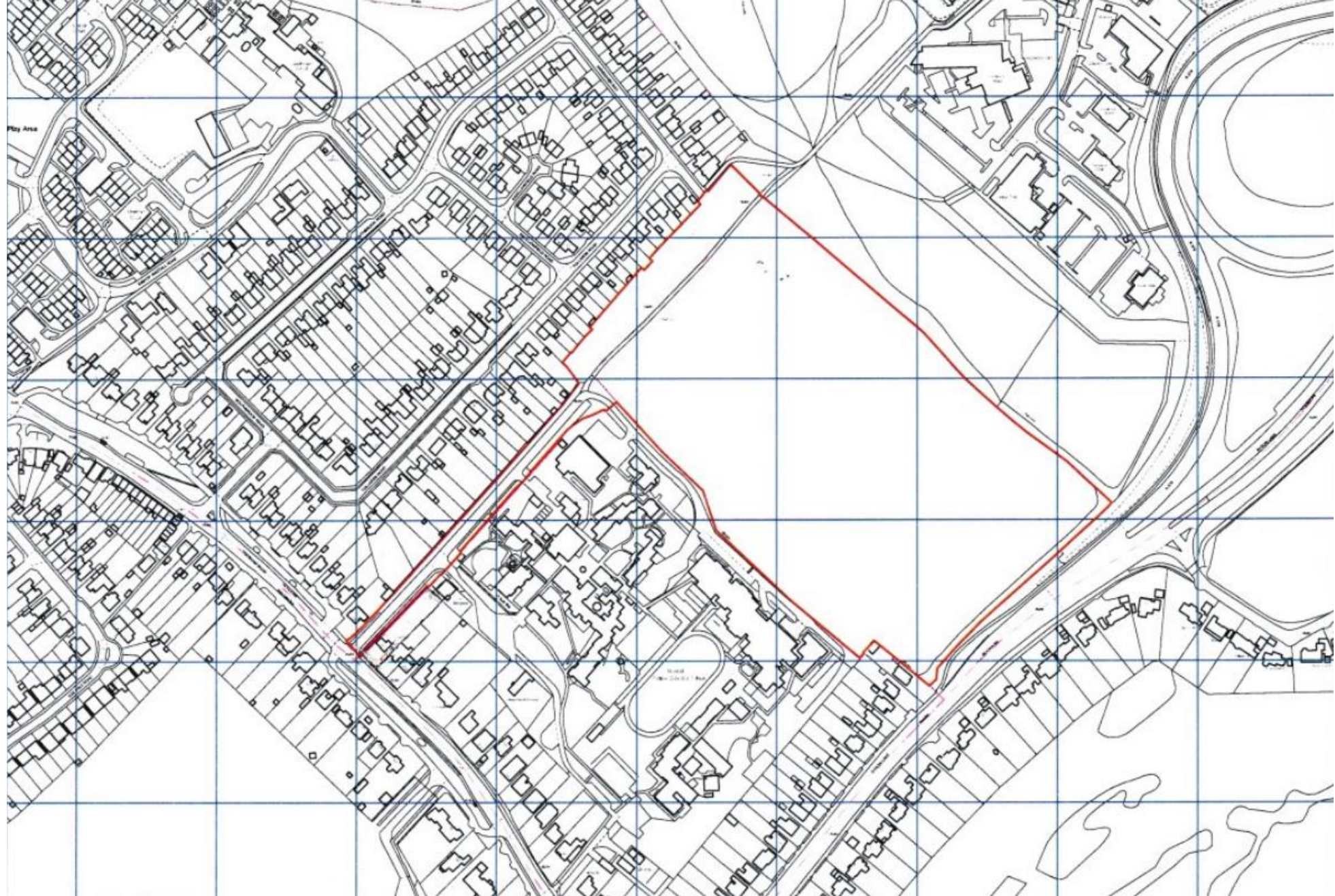
# Application 24/1195/VOC

**Site:** Land North East of 371 Topsham Road, Access to West of England School

**Applicant:** Mr Andrew Robbins

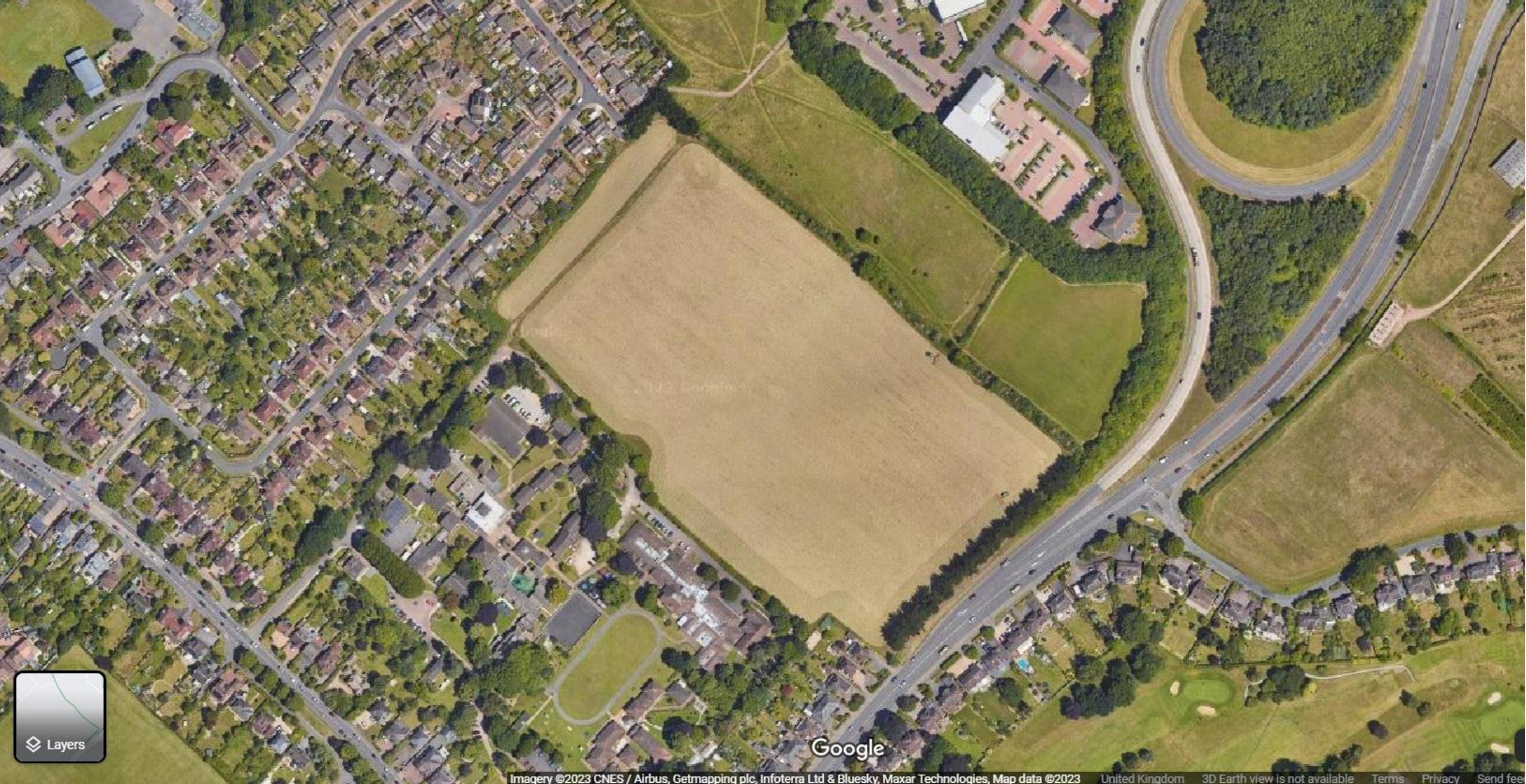
**Proposal:** Development comprising change of use to golf driving range including construction of an 8 bay and 2 bay facility incorporating equipment store and car park (Variation of condition 2 of 21/1676/FUL to change the surface material of the car park from grasscrete or similar to recycled plastic cell gravel).

**Case Officer:** Matthew Diamond



## SITE LOCATION PLAN





Google

Imagery ©2023 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023

United Kingdom

3D Earth view is not available

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# AERIAL VIEW









**EXISTING GATE/LOCATION OF ACCESS**





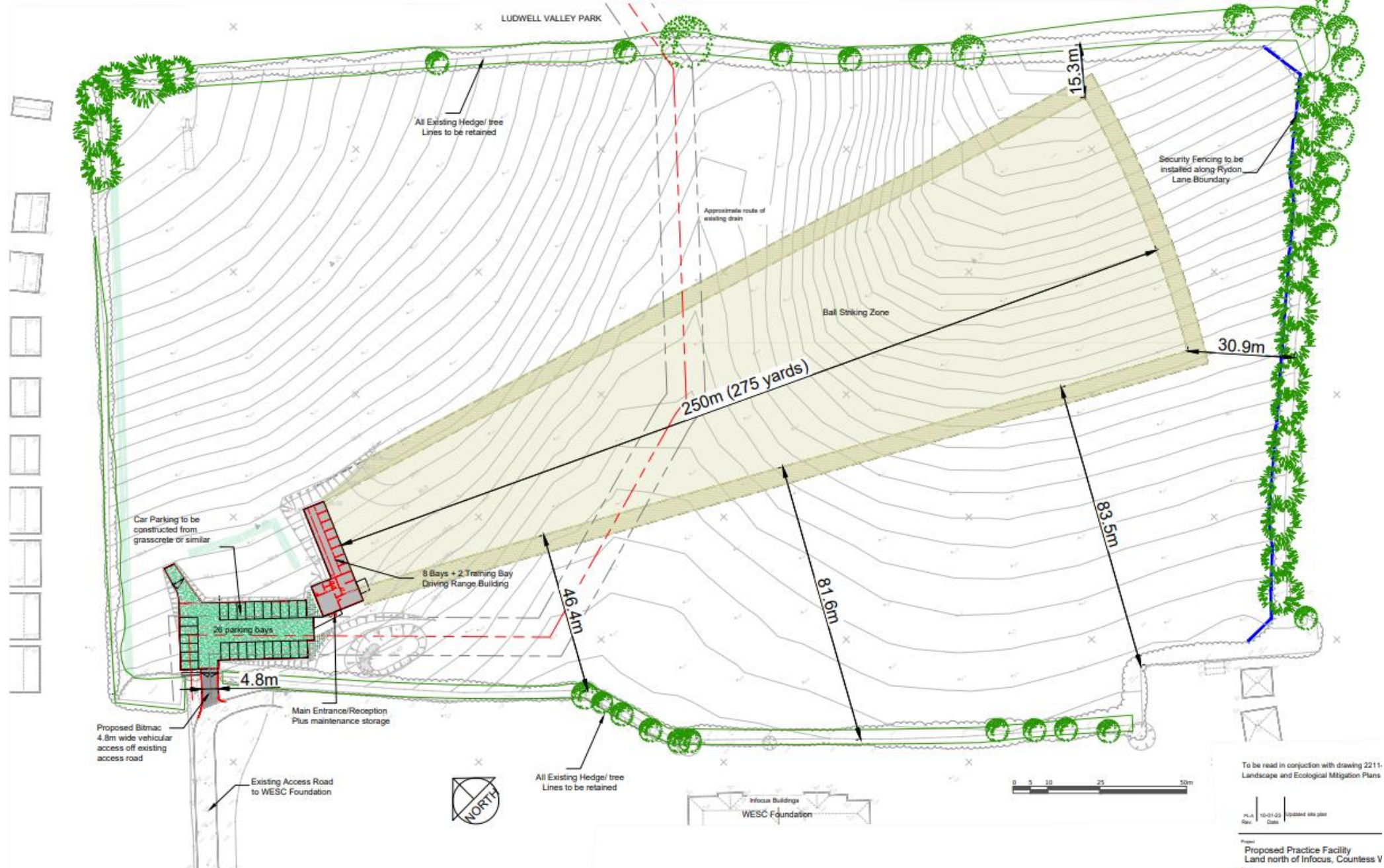
**EXISTING ACCESS ROAD LOOKING SOUTH**





**VIEW OF SITE FROM EXISTING ACCESS LOOKING EAST**





# APPROVED SITE LAYOUT





**APPROVED SITE LAYOUT ZOOMED**





From: Grasscrete



To: Recycled Plastic Cell Gravel

**PROPOSED CHANGE**



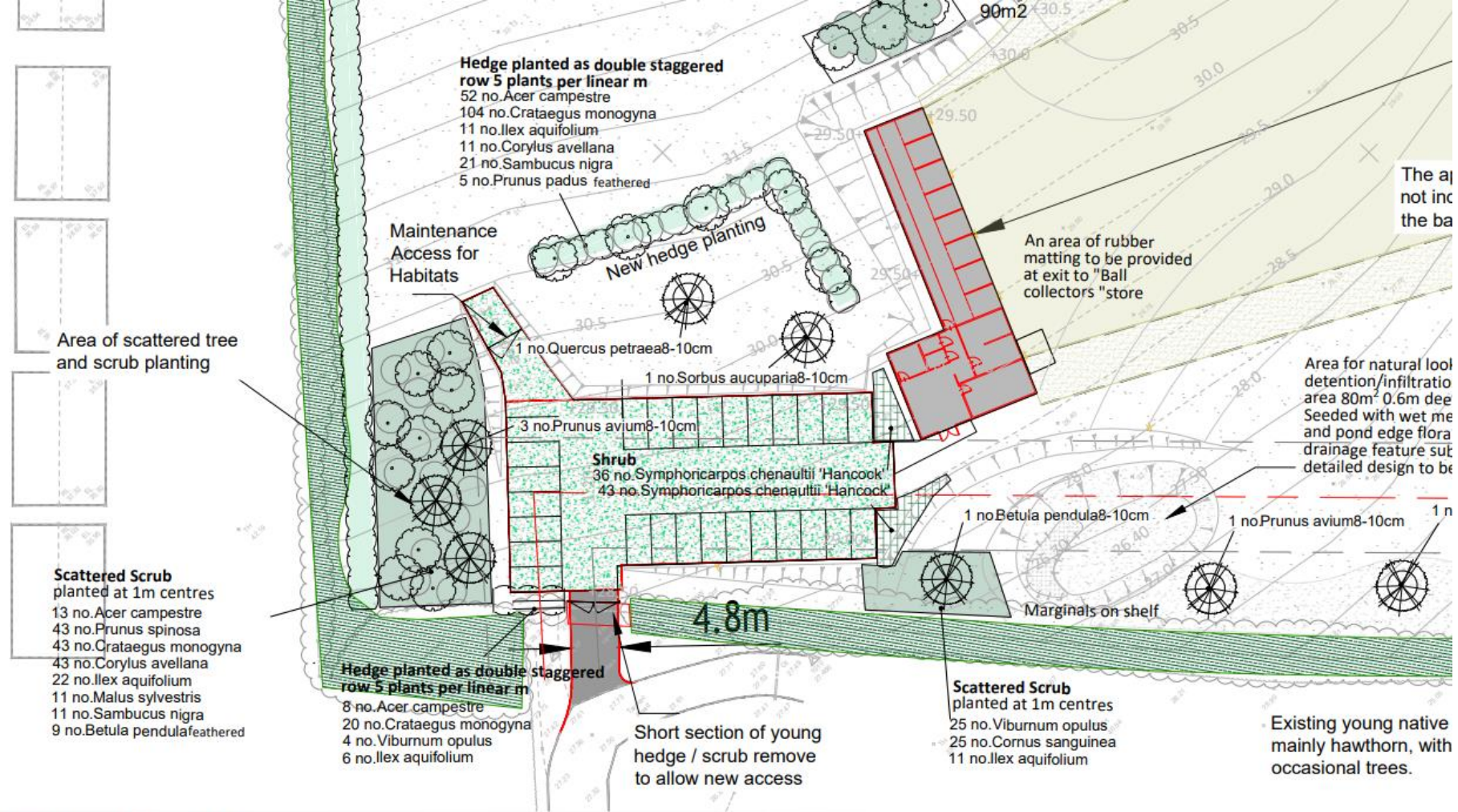


**SUGGESTED COLOUR**









Native Tree and Shrub Planting

Number	Species	Height	Pot Size	Specification
591	Acer campestre			1+1:Transplant :BR
4	Acer campestre	150-175cm		2x :Feathered
17	Betula pendula	150-175cm		2x :Feathered
184	Betula pendula			1+1:Transplant :BR
25	Cornus sanguinea	60-80cm		1+1 :Transplant :BR
1202	Corylus avellana	60-80cm		1+1 :Transplant :BR
989	Crataegus monogyna	60-80cm		1+1: Transplant: BR
173	Euonymus europaeus	60-80cm		1+1 :Transplant :BR
33	Fagus sylvatica	60-80cm		1+1:Transplant :BR

#### Landscape strategy:

To increase the bio diversity of the field beyond the main ball strike area, by diversifying increasing grass and flora within the swards and managing areas at different mowing create a varied structure to benefit range of wildlife. Native tree and shrub planting increase the habitat mosaic, with trees and shrub planted at varying densities to create re-wilding appearance to the planting.

All tree, shrub and grass and flora to be native species. Tree and shrub planting to

# APPROVED PLANTING PLAN ZOOMED





**VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK**





**VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK**





**VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK**





**VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK**





**PREVIOUS PHOTO ZOOMED**



**APPROVE** with conditions as set out in Update Sheet

**RECOMMENDATION**